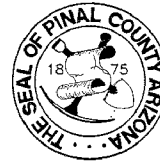


FIRST AMERICAN TITLE

WHEN RECORDED, MAIL TO:

J. Gregory Lake, Esq.
Lake & Cobb, PLC
1095 W. Rio Salado Parkway, Suite 206
Tempe, Arizona 85281

475580
10/2



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE**

DATE/TIME: 09/06/2011 1106

FEE: \$17.00

PAGES: 7

FEE NUMBER: 2011-073277



SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **FULTON HOMES CORPORATION**, an Arizona corporation ("Grantor"), does hereby convey to **IRONWOOD CROSSING LOTS, LLC**, an Arizona limited liability company ("Grantee"), the real property ("Real Property") situated in the County of Pinal, State of Arizona, more particularly described in Exhibit "A" attached to this Deed,

TOGETHER with all tenements, hereditaments and appurtenances to the Real Property,

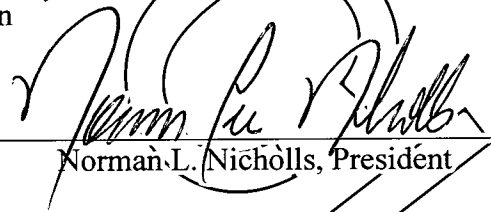
SUBJECT TO all current taxes, patent reservations, all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public records, any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Real Property would reveal, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Real Property.

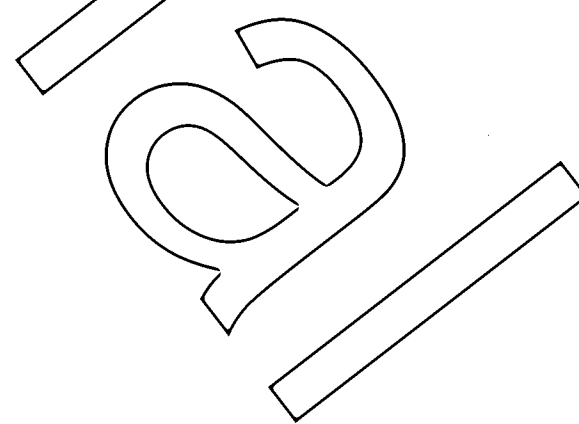
Grantor warrants title to the Real Property, subject to matters set forth above, against its own acts, but not the acts of others.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 31ST day of AUGUST, 2011.

GRANTOR:

FULTON HOMES CORPORATION, an Arizona corporation

By 
Norman L. Nicholls, President



STATE OF ARIZONA)

) ss.

County of MARICOPA)

On 31, AUGUST 2011, before me, KATHARINE A BARNES, a Notary Public in and for said state, personally appeared NORMAN LEE NICHOLLS, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument, the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Katharine A Barnes
Notary Public in and for said State

My Commission Expires:

02/15/2013



ARIZONA

EXHIBIT "A"

PARCEL NO. 1: PROPOSED UNIT 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A 2½ INCH GENERAL LAND OFFICE BRASS CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 2916.44 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 235.08 FEET;

THENCE SOUTH 03 DEGREES 55 MINUTES 49 SECONDS EAST A DISTANCE OF 150.33 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 173.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 253.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 770.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 04 MINUTES 22 SECONDS A DISTANCE OF 565.42 FEET;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 256.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO THE POINT OF NON-TANGENCY;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE



BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 732.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 683.80 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 30 MINUTES 48 SECONDS, A DISTANCE OF 567.05 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 286.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 576.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 93 DEGREES 58 MINUTES 07 SECONDS A DISTANCE OF 41.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 86 DEGREES 33 MINUTES 40 SECONDS WEST A DISTANCE OF 143.61 FEET;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 214.47 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 51.84 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89 DEGREES 28 MINUTES 13 SECONDS WEST A DISTANCE OF 55.00 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION-18;

THENCE NORTH 00 DEGREES 31 MINUTES 47 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 2310.26 FEET TO A 3 1/8TH INCH BRASS CAP FOUND AND ACCEPTED AS THE NORTHEAST CORNER OF SECTION 13, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00 DEGREES 27 MINUTES 37 SECONDS WEST A DISTANCE OF 208.19 FEET TO THE POINT OF BEGINNING.



EXCEPT ANY PORTION CONVEYED TO JOHNSON UTILITIES BY DEED RECORDED NOVEMBER 25, 2008 IN FEE NO. 2008-113370 RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE CLOSING CORNER OF THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A 2-1/2" GLO BRASS CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 196.84 FEET;

THENCE DEPARTING FROM THE SAID NORTH LINE, SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 201.03 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 45.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 50.86 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 35.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS RESERVED TO THE STATE OF ARIZONA.

PARCEL NO. 2: PROPOSED UNIT 2

THAT PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2 INCH GLO BRASS CAP, FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION 18, FROM WHICH AN ALUMINUM CAP, FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 18, BEARS SOUTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST A DISTANCE OF 2342.44 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PIMA ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST A DISTANCE OF 190.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE TRANSITIONING FROM SAID RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF IRONWOOD ROAD, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 50 SECONDS, AN ARC LENGTH OF 51.77 FEET;

THENCE ALONG SAID RIGHT-OF-WAY, PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 1735.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 54 SECONDS AND ARC LENGTH OF 51.85 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 323.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 715.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 58 SECONDS AN ARC LENGTH OF 209.85 FEET;

THENCE NORTH 71 DEGREES 13 MINUTES 08 SECONDS WEST A DISTANCE OF 150.00 FEET;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 168.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 144.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 930.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 35 MINUTES 21 SECONDS AN ARC LENGTH OF 464.05 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 273.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 624.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 58 MINUTES 52 SECONDS AN ARC LENGTH OF 427.09 FEET;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 83.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 48 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 203.70 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 20 MINUTES 06 SECONDS AN ARC LENGTH OF 38.11 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 50 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS NORTH 50 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 770.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 28 SECONDS AN ARC LENGTH OF 529.60 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 253.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 173.46 FEET;

THENCE NORTH 03 DEGREES 55 MINUTES 49 SECONDS WEST A DISTANCE OF 150.33 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 235.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 51.84 FEET TO A POINT OF NON-TANGENCY ON SAID SOUTHERLY RIGHT-OF-WAY OF PIMA ROAD;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 479.12 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS RESERVED TO THE STATE OF ARIZONA AS SET FORTH IN PATENTS TO SAID LAND.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 104-25-002D
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 1
 Please list the additional parcels below (no more than four):
 (1) 104-25-001K (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Fulton Homes Corporation
9140 S. Kyrene, Suite 202
Tempe, AZ 85284

3. (a) BUYER'S NAME AND ADDRESS:
Ironwood Crossing Lots, LLC
9140 S. Kyrene, Suite 202
Tempe, AZ 85284

(b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: Related entities

4. ADDRESS OF PROPERTY:
Vacant Land

5. MAIL TAX BILL TO:
Ironwood Crossing Lots, LLC
9140 S. Kyrene, Suite 202
Tempe, AZ 85284

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use, Specify:
e. <input type="checkbox"/> Apartment Building	

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d, or h** in Item 6 above, please check **one** of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."
 See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

(a) County of Recordation: **PINAL COUNTY**
 (b) Docket & Page Number: **DATE/TIME: 09/06/2011 1106**
 (c) Date of Recording: **FEE NUMBER: 2011-073277**
 (d) Fee / Recording Number:
Validation Codes:
 (e) ASSESSOR: _____ (f) DOR: _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input checked="" type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other

11. SALE PRICE: **5,000,000.00** **00**
 12. DATE OF SALE (Numeric Digits): 09/11
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0 **00**

14. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from Financial institution:
b. <input type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> Other financing; Specify:

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 **AND**
 briefly describe the Personal Property:

16. PARTIAL-INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Company National Commercial
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
NCS-475580-PHX1 (klb) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
 See attached Exhibit "A"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 2 day of September
 Notary Public Nycoal Brown
 Notary Expiration Date 7-31-2015

Signature of Buyer/Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 2 day of September
 Notary Public Nycoal Brown
 Notary Expiration 7-31-2015

Reproduction by First American Title Insurance 05/2003

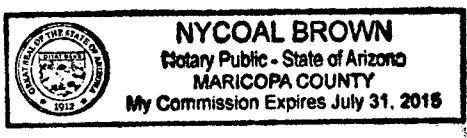


EXHIBIT "A"

PARCEL NO. 1: PROPOSED UNIT 4

A PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A 2½ INCH GENERAL LAND OFFICE BRASS CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION BEARS NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST, A DISTANCE OF 2916.44 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST, A DISTANCE OF 55.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST, A DISTANCE OF 33.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, A DISTANCE OF 51.84 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 235.08 FEET;

THENCE SOUTH 03 DEGREES 55 MINUTES 49 SECONDS EAST A DISTANCE OF 150.33 FEET;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST, A DISTANCE OF 173.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, THE CENTER OF WHICH BEARS SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 253.54 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 770.00 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 04 MINUTES 22 SECONDS A DISTANCE OF 565.42 FEET;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 256.81 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS A DISTANCE OF 39.27 FEET TO THE POINT OF NON-TANGENCY;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE

EXCEPT ANY PORTION CONVEYED TO JOHNSON UTILITIES BY DEED RECORDED NOVEMBER 25, 2008 IN FEE NO. 2008-113370 RECORDS OF PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE CLOSING CORNER OF THE NORTHWEST CORNER OF SAID SECTION 18, FROM WHICH A 2-1/2" GLO BRASS CAP FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION 18, BEARS NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 196.84 FEET;

THENCE DEPARTING FROM THE SAID NORTH LINE, SOUTH 00 DEGREES 06 MINUTES 58 SECONDS EAST A DISTANCE OF 201.03 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 45.00 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 50.86 FEET;

THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 60.00 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST A DISTANCE OF 35.86 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 15.00 FEET

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, AN ARC LENGTH OF 23.56 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS RESERVED TO THE STATE OF ARIZONA.

PARCEL NO. 2: PROPOSED UNIT 2

THAT PORTION OF THE NORTH HALF OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 2 1/2 INCH GLO BRASS CAP, FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTH QUARTER CORNER OF SAID SECTION 18, FROM WHICH AN ALUMINUM CAP, FOUND AND ACCEPTED AS THE MONUMENT FOR THE NORTHWEST CORNER OF SAID SECTION 18, BEARS SOUTH 89 DEGREES 53 MINUTES 02 SECONDS WEST, A DISTANCE OF 3395.56 FEET;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST A DISTANCE OF 2342.44 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PIMA ROAD;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 89 DEGREES 53 MINUTES 19 SECONDS EAST A DISTANCE OF 190.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE TRANSITIONING FROM SAID RIGHT-OF-WAY TO THE WESTERLY RIGHT-OF-WAY OF, IRONWOOD ROAD, ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 52 MINUTES 50 SECONDS, AN ARC LENGTH OF 51.77 FEET;

THENCE ALONG SAID RIGHT-OF-WAY, PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 00 DEGREES 13 MINUTES 51 SECONDS EAST A DISTANCE OF 1735.51 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE DEPARTING SAID RIGHT-OF-WAY, WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 01 MINUTES 54 SECONDS AND ARC LENGTH OF 51.85 FEET;

THENCE SOUTH 89 DEGREES 48 MINUTES 03 SECONDS WEST A DISTANCE OF 323.05 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 715.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 58 SECONDS AN ARC LENGTH OF 209.85 FEET;

THENCE NORTH 71 DEGREES 13 MINUTES 08 SECONDS WEST A DISTANCE OF 150.00 FEET;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 168.24 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, THE CENTER OF WHICH BEARS NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 61 DEGREES 28 MINUTES 23 SECONDS WEST A DISTANCE OF 144.06 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 930.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 28 DEGREES 35 MINUTES 21 SECONDS AN ARC LENGTH OF 464.05 FEET;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 273.60 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 89 DEGREES 56 MINUTES 16 SECONDS WEST A DISTANCE OF 624.88 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 510.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 47 DEGREES 58 MINUTES 52 SECONDS AN ARC LENGTH OF 427.09 FEET;

THENCE SOUTH 41 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 83.39 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET;

THENCE NORTH 48 DEGREES 02 MINUTES 36 SECONDS WEST A DISTANCE OF 203.70 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 87 DEGREES 20 MINUTES 06 SECONDS AN ARC LENGTH OF 38.11 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 50 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, THE CENTER OF WHICH BEARS NORTH 50 DEGREES 42 MINUTES 30 SECONDS WEST A DISTANCE OF 770.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 39 DEGREES 24 MINUTES 28 SECONDS AN ARC LENGTH OF 529.60 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 253.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 39.27 FEET TO A POINT OF TANGENCY;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 173.46 FEET;

THENCE NORTH 03 DEGREES 55 MINUTES 49 SECONDS WEST A DISTANCE OF 150.33 FEET;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 235.08 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AN ARC LENGTH OF 51.84 FEET TO A POINT OF NON-TANGENCY ON SAID SOUTHERLY RIGHT-OF-WAY OF PIMA ROAD;

THENCE NORTH 00 DEGREES 06 MINUTES 58 SECONDS WEST A DISTANCE OF 55.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18;

THENCE ALONG SAID NORTH LINE OF THE NORTHWEST QUARTER, NORTH 89 DEGREES 53 MINUTES 02 SECONDS EAST A DISTANCE OF 479.12 FEET TO THE POINT OF BEGINNING;

EXCEPT ALL GAS, OIL, METALS AND MINERAL RIGHTS RESERVED TO THE STATE OF ARIZONA AS SET FORTH IN PATENTS TO SAID LAND.