



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

RECORDING REQUESTED BY  
Magnus Title Agency

AND WHEN RECORDED MAIL TO:

AZCAN RPG, LLC  
10645 N TATUM BLVD.  
SUITE 200-445  
PHOENIX, AZ 85028

DATE/TIME: 12/09/2011 1148

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2011-099158



ESCROW NO.: 02-04022310 - 737 - DCP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned **Arizona Wholesale Property Connection, LLC, An Arizona Limited Liability Company**, do/does hereby convey to **AZCAN RPG, LLC, An Arizona Limited Liability Company**, the following real property situated in Pinal County, ARIZONA:

Lot 179, of CASTLEGATE PARCEL 3, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Cabinet E, Slide 72, and Affidavit of Change as recorded in Fee No. 2004-076781.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, restrictions, obligations, and liabilities as may appear of record.

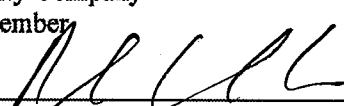
And the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated November 19, 2011

ACCEPTED AND APPROVED:

**SELLER:**

Arizona Wholesale Property Connection, LLC,  
An Arizona Limited Liability Company  
By: Cowest Lending, LLC, An Arizona Limited  
Liability Company  
Its: Member

  
By: Rod Cohodas Its: Member

STATE OF Arizona  
COUNTY OF Maricopa } SS:

This instrument was acknowledged before me this 9 day of December, 2011.

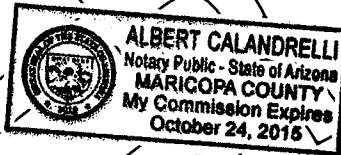
by Boel Woodas, member of Lowest Landing, LLC, an Arizona  
limited liability company by its member of Arizona  
Wholesale Property Connection, LLC an Arizona limited  
liability company.

Albert Calandrelli

Notary Public

My Commission Expires:

10-24-15



# Magnus Title Agency AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 109-30-286  
 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?  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**  
 (a) County of Recordation: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 12/09/2011 1148  
 (c) Date of Recording: FEE NUMBER: 2011-099158  
 (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: \$ \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS  
Arizona Wholesale Property Connection, LLC  
5952 E Orange Blossom Lane  
Phoenix AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:  
AZCAN RPG, LLC  
10645 N Tatum Blvd. #200-445  
Phoenix, AZ 85028

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
40356 N. Burwick Way, San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:  
AZCAN RPG, LLC  
10645 N Tatum Blvd. #200-445 Phoenix, AZ 85028

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**  
 a.  Vacant Land  
 b.  Single Family Residence  
 c.  Condo or Townhouse  
 d.  2-4 Plex  
 e.  Apartment Building  
 f.  Commercial or Industrial Use  
 g.  Agricultural  
 h.  Mobile or Manufactured Home  
 i.  Other Use; Specify: \_\_\_\_\_

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.

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):  
 a.  Warranty Deed  
 b.  Special Warranty Deed  
 c.  Joint Tenancy Deed  
 d.  Contract or Agreement  
 e.  Quit Claim Deed  
 f.  Other:

11. SALE PRICE: \$ 108,870.00

12. DATE OF SALE (Numeric Digits): November / 2011  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 108,870.00

14. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price)  
 b.  Exchange or Trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)  
 e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address; Phone):  
Magnus Title Agency  
6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251  
 Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary) °  
Lot(s) 179, of Castlegate Parcel 3, Map Book Cabinet E, Map Page Slide 72

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 this 31 day of December, 2011  
 Notary Public Danielle Fehsenfeld  
 Notary Expiration Date 7-31-2013

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 30 day of November, 2011  
 Notary Public Danielle Fehsenfeld  
 Notary Expiration Date 7-31-2013



DANIELLE FEHSENFELD  
 Notary Public—Arizona  
 Maricopa County  
 Expires 07/31/2013



DANIELLE FEHSENFELD  
 Notary Public—Arizona  
 Maricopa County  
 Expires 07/31/2013