

SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

ROX SFR 1 LLC an
Arizona limited liability company

PO Box 11190,
Casa Grande, AZ 85130

ESCROW NO.: 76110981-076-TH

DATE/TIME: 01/27/2012 822
FEE: \$12.00
PAGES: 3
FEE NUMBER: 2012-006476



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
Daniel W Gratz and Angela T Gratz, husband and wife

("Grantor") conveys to

**ROX Management LLC, an Arizona limited liability company

the following real property situated in Pinal County, ARIZONA:

See Exhibit A attached hereto and made a part hereof.

**ROX SFR 1, LLC, an Arizona limited liability company

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

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 19, 2012

Grantor(s):

SELLERS:

Daniel W Gratz

Angela T Gratz

ALL-PURPOSE ACKNOWLEDGEMENT

State of CALIFORNIA }
County of ORANGE }

SS.

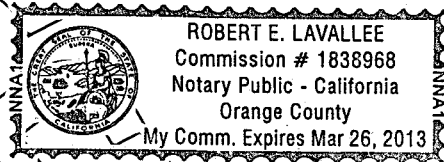
On 01-24-2012 before me, ROBERT E LAVALLEE,
Notary Public, personally appeared DANIEL W GRATZ AND ANGELA
T. GRATZ

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under Penalty of Perjury under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Robert E Lavallee
Notary's Signature



OPTIONAL INFORMATION

CAPACITY CLAIMED BY THE SIGNER

- Individual(s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

DESCRIPTION OF THE ATTACHED

WARRANTY DEED
Title of Document

Number of Pages

Document Date

Other Information

Exhibit A

LOT 46, OF INDIAN HILLS UNIT NO. 1, ACCORDING TO THE PLAT OF RECORDER IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. RECORDED IN BOOK
19 OF MAPS, PAGE 1

EXCEPT THE EASTERLY 1 FOOT THEREOF.

HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-70-046
 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 -
 (b) FEE NO: 2012-006476 -
 (c) RECORD DATE: 01/27/2012 -
 (d) _____ -
 Validat
 (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:
Daniel Gratz
28162 Amable, Mission Viejo, CA 92692

3. (a) BUYER'S NAME AND ADDRESS:
ROX SFR 1, L.L.C. an Arizona limited liability company
PO Box 11190
Casa Grande, AZ 85130
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
10956 N Faldale Rd, Casa Grande, AZ 85122

5. MAIL TAX BILL TO:
ROX SFR 1, L.L.C. an Arizona limited liability company
Same as #3

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

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 _____
 Subscribed and sworn to before me this 26 day of Jan, 2012
 Notary Public: _____
 Notary Expiration Date: 11-20-15



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

11. SALE PRICE: \$ 27,000.00

12. DATE OF SALE (Numeric Digits): 10/11
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 27000 - 00.00

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:

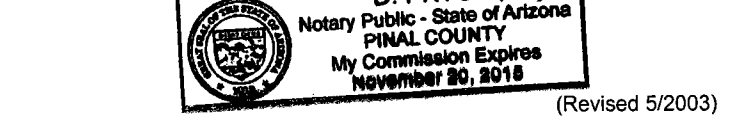
15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ AND _____
 briefly describe the Personal Property: _____

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

17. PARTY COMPLETING AFFIDAVIT: (Name, Address, Phone):
Buyer
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

Signature of Buyer/Agent: _____
 State of Arizona, County of _____
 Subscribed and sworn to before me this 26 day of Jan, 2012
 Notary Public: _____
 Notary Expiration Date: _____



LEGAL DESCRIPTION

LOT 46, OF INDIAN HILLS UNIT NO. 1, ACCORDING TO THE PLAT OF RECORDER IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. RECORDED IN BOOK 19 OF MAPS, PAGE 1 EXCEPT THE EASTERLY 1 FOOT THEREOF.

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