



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

42  
WHEN RECORDED, MAIL TO:

Jerry L. Cochran, Esq.  
Cochran Law Firm, P.C.  
2929 E. Camelback Road  
Suite 118  
Phoenix, Arizona 85016

DATE/TIME: 02/01/2012 1115  
FEE: \$11.00  
PAGES: 4  
FEE NUMBER: 2012-008134



WARRANTY DEED

For the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, including the full satisfaction and release of that certain Promissory Note dated April 12, 2006 in the unpaid principal balance of \$94,772.69, the receipt of which is hereby acknowledged, Bear Tooth AZ City Lots, L.L.C., an Arizona limited liability company, also known as Bear Tooth Arizona City Lots, L.L.C., the Grantor, does hereby grant, bargain, sell and convey unto Michael Johnson Investments II L.L.C., an Arizona limited liability company, the Grantee, and Grantee's successors and assigns forever, the following described real property situated in Pinal County, Arizona:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY THIS REFERENCE;

subject to existing taxes, assessments, reservations in patents, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

TO HAVE AND TO HOLD the same unto Grantees and unto their successors and assigns forever, with all appurtenances thereunto belonging. And Grantor does hereby covenant with the Grantee that it will forever warrant and defend the title to the property against all lawful claims whatsoever.

DATED this 26 day of January, 2012.



Exhibit A

Parcel 1:

Lot 14, Block Q of TOLTEC/ARIZONA VALLEY UNIT ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 10 of Maps, Page 51.

Parcel 2:

Lot 33, Block G of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 amended in Book 11 of Maps, Page 22.

Parcel 3:

Lot 22, Block H of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 4:

Lot 25, Block H of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 5:

Lot 16, Block K of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 6:

Lot 38, Block K of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 7:

Lot 24, Block M of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 8:

Lot 32, Block P of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Pages 2 through 7 and amended in Book 11 of Maps, Page 22.

Parcel 9:

Lot 2, Block Q of TOLTEC/ARIZONA VALLEY UNIT THREE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps and Plats, Page 2.

TOLTEC ARIZONA VALLEY UNIT THREE

AFFIDAVIT OF PROPERTY VALUE

ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 404 - 04 - 040
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? 8

Please list the additional parcels below (no more than four):

- (1) 404-07-043/404-07-070 (3) 404-07-248/404-07-342
(2) 404-07-073/404-07-226 (4) 404-08-043/404-08-053

SELLER'S NAME AND ADDRESS:
Bear Tooth AZ City Lots, L.L.C.
7317 E. Greenway Road
Scottsdale, AZ 85260

(a) BUYER'S NAME AND ADDRESS:
Michael Johnson Investments II, L.L.C.
7600 E. Doubletree Ranch Road, Ste 150
Scottsdale, AZ 85258

(b) Are the Buyer and Seller related? Yes [ ] No [X]
If Yes, state relationship:

ADDRESS OF PROPERTY:
Vacant land, Eloy, AZ 85231

MAIL TAX BILL TO:
Michael Johnson Investments II, L.L.C.
7600 E. Doubletree Ranch Road, Ste 150
Scottsdale, AZ 85258

PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [X] 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

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."

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 Maricopa

Subscribed and sworn to before me on this 30th day of January 2012

Notary Public Sharilyn Snyder
OFFICIAL SEAL SHARILYN SNYDER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 30, 2013

9. COUNTY OF RECORDATION: PINAL
(a) FEE NO: 2012-008134
(b) RECORD DATE: 02/01/2012
(c)
(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. [X] Warranty Deed d. [ ] Contract or Agreement
b. [ ] Special Warranty Deed e. [ ] Quit Claim Deed
c. [ ] Joint Tenancy Deed f. [ ] Other:

11. SALE PRICE: \$ 94,772.69 00

12. DATE OF SALE (Numeric Digits): 01 / 12
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0.00 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) Satisfaction of Debt
e. [ ] New loan(s) from financial institution:
(1) [ ] Conventional
(2) [ ] VA
(3) [ ] FHA
f. [X] 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 [X]
(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):
Cochran Law Firm PC
2929 E. Camelback Rd, Ste 118
Phoenix, AZ 85016 Phone 602-952-5300

18. LEGAL DESCRIPTION (attach and file necessary documents):
See attached



Signature of Buyer/Agent
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 30th day of January 2012

Notary Public Sharilyn Snyder
OFFICIAL SEAL SHARILYN SNYDER
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 30, 2013

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ARIZONA  
OFFICE  
OF  
CLERK