



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

PATHFINDER TRF FOUR LLC
21ST E. 6TH STREET, #706
TEMPE, AZ 85281

DATE/TIME: 02/14/2012 0824

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2012-011458



Courtesy Recording

No Title Llc. Fee

SPACE ABOVE THIS LINE FOR RECORDER'S USE

09-62116 1091

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
PATHFINDER TRF THREE LLC, an Arizona limited liability company
do/does hereby convey to

PATHFINDER TRF SIX LLC, an Arizona limited liability company
the following real property situated in Pinal County, Arizona:

Lots 1 through 47, inclusive, and Tracts A and B, of IDAHO CREEK VILLAS-PHASE 3, according to the plat recorded in Cabinet G, Slide 59, records of Pinal County, Arizona;

EXCEPT all coal, oil, gas and other mineral deposits, as reserved in Patent from the United States of America

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

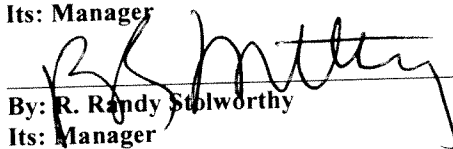
Dated: January 26, 2012

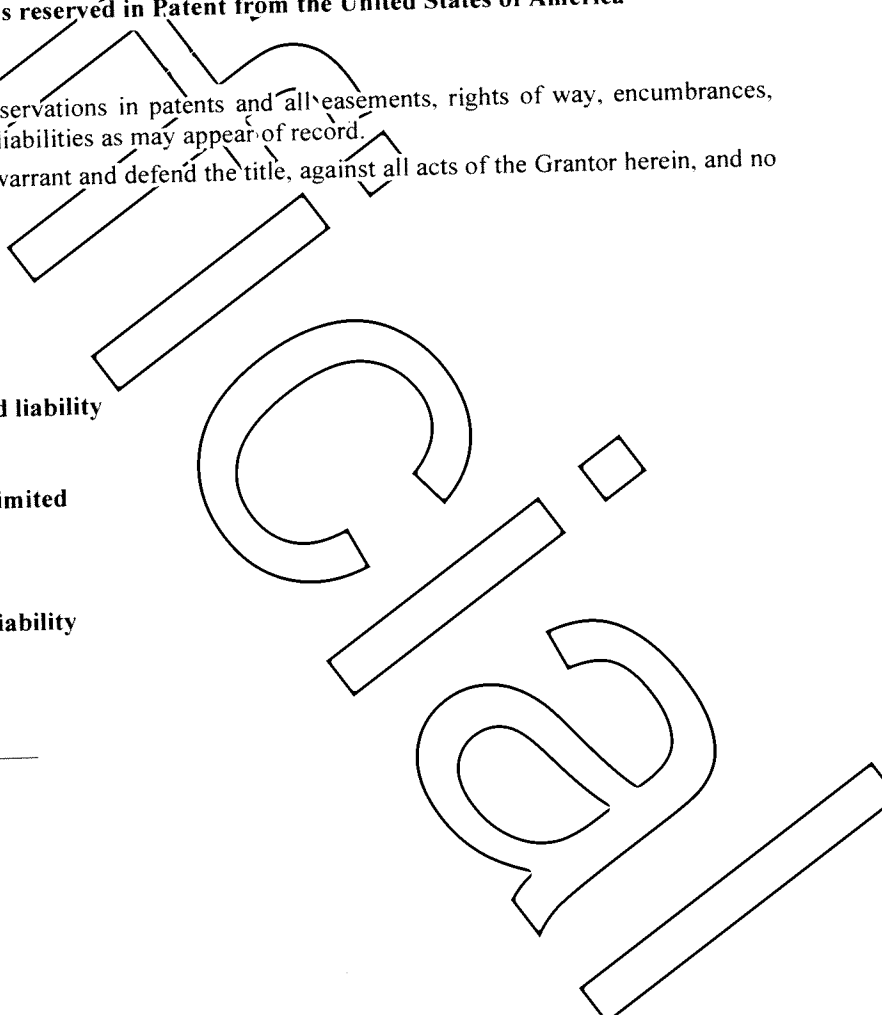
SELLER:

PATHFINDER TRF THREE LLC, an Arizona limited liability company

By: **Pathfinder Total Return Fund, LLC** a Delaware limited liability company
Its: **Sole Manager**

By: **RRS Capital Advisors, LLC**, a Delaware limited liability company
Its: **Manager**

By: 
Its: **Manager**



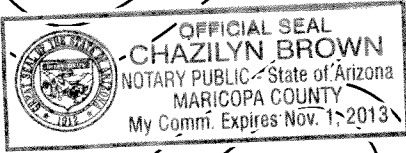
Escrow No.:

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 6th
day of February, 2012

by. **R. Randy Stolworthy, Manager, RRS Capital Advisors, LLC, Manager, Pathfinder Total Return Fund, LLC, Sole Manager, Pathfinder TRF Three LLC**



Chazilyn Brown

Notary Public

My commission will expire Nov. 1, 2013

Pathfinder

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 100 - 42 - 353 through 400
 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) _____ (2) _____
 (3) _____ (4) _____

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

(a) County of Recordation: PINAL COUNTY
 (b) Docke
 (c) Date of DATE/TIME: 02/14/2012 0824
 (d) Fee / f FEE NUMBER: 2012-011458

Validation C
 (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
PATHFINDER TRF-THREE LLC
21 E. 6th St., Suite 706, Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:
PATHFINDER TRF SIX LLC
21 E. 6th St., Suite 706, Tempe, AZ 85281

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:
Affiliated company under common ownership

4. ADDRESS OF PROPERTY:
Apache Junction, AZ

5. MAIL TAX BILL TO:
PATHFINDER TRF FOUR LLC
21 E. 6th St., Suite 706, Tempe, AZ 85281

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: \$ _____ -0-

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

13. DOWN PAYMENT: \$ _____ -0-

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: _____

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

18. LEGAL DESCRIPTION (attach copy if necessary):
Lots 1 through 47, inclusive and Tracts A & B, Idaho Creek Villas-Phase 3, Cab. G, Slide 59, Pinal County, Arizona.

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 January, 2012
 Notary Public: Alyssa
 Notary Expiration Date: NOV 1, 2013

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 31 day of January, 2012
 Notary Public: Alyssa
 Notary Expiration Date: NOV 1, 2013

