



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Runamuck Ranch, LLC
12122 South Toltec Buttes Road
Eloy, AZ 85131

DATE/TIME: 02/17/2012 1252

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2012-012863



FIRST AMERICAN TITLE

SPECIAL WARRANTY DEED

File No. **242-5437081 (AK)** 8/8

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

James and Sharon Shedd Family, LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

Runamuck Ranch, LLC, an Arizona limited liability company, the GRANTEE

the following described property situate in **Pinal County, Arizona:**

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

AND THE SOUTH 30.00 FEET OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 32 THEREOF.

PARCEL NO. 2:

THE NORTH HALF OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 210.00 FEET OF THE NORTH HALF OF SAID SECTION 31, THEREOF.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

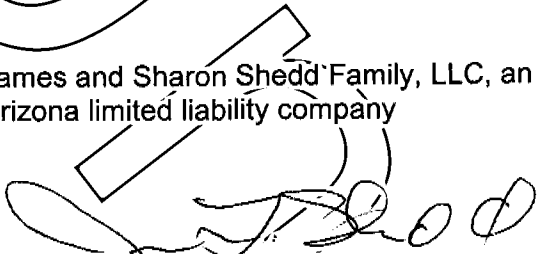
And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

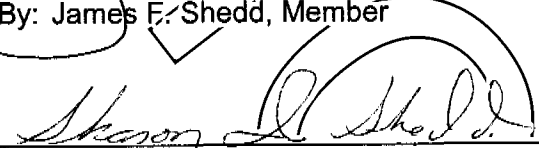
DATED: January 03, 2012

File No.: 242-5437081
(AK)
A.P.N.: 403-28-001D8

Warranty Deed - continued

James and Sharon Shedd Family, LLC, an
Arizona limited liability company


By: James F. Shedd, Member


By: Sharon I. Shedd, Member

STATE OF

ARIZONA)

County of

PINAL)

ss.

On

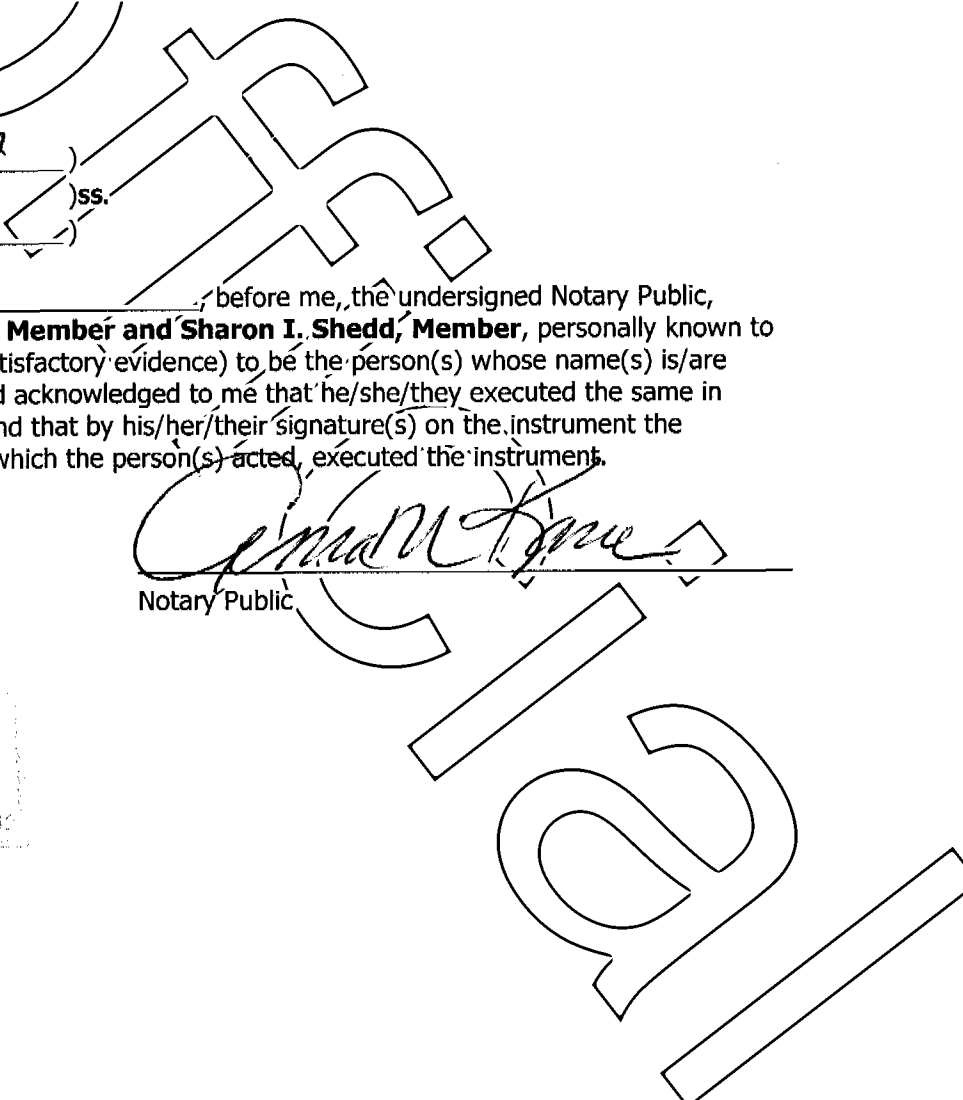
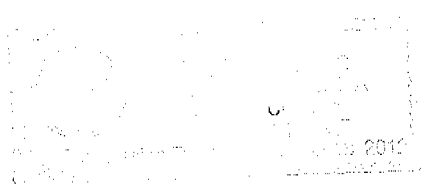
Feb 14, 2012

, before me, the undersigned Notary Public, personally appeared **James F. Shedd, Member and Sharon I. Shedd, Member**, personally known to me (or 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 the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires:


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 403-28-001D8, 403-22-001D0

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) _____

2. SELLER'S NAME AND ADDRESS:
 James and Sharon Shedd Family, LLC
 12832 South Overfield Road
 Casa Grande, AZ 85193

3. (a) BUYER'S NAME AND ADDRESS:
 Runamuck Ranch, LLC
 12122 South Toltec Buttes Road
 Eloy, AZ 85131

(b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: PARENTS/SON

4. ADDRESS OF PROPERTY:
 12122 S. Toltec Buttes Rd.
 Eloy, AZ 85131

5. MAIL TAX BILL TO:
 Runamuck Ranch, LLC
 12122 South Toltec Buttes Road
 Eloy, AZ 85131

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

a <input type="checkbox"/> Vacant Land	f <input type="checkbox"/> Commercial or Industrial Use
b <input type="checkbox"/> Single Family Residence	g <input checked="" 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**
 PINAL COUNTY

(a) County of Recordation: DATE/TIME: 02/17/2012 1252
 (b) Docket & Page Number: FEE NUMBER: 2012-012863
 (c) Date of Recording:
 (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 checked="" type="checkbox"/> Warranty Deed	d <input type="checkbox"/> Contract or Agreement
b. <input 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: 483,000.00 00
 12. DATE OF SALE (Numeric Digits): 01/11
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 100,000.00 00

14. METHOD OF FINANCING:

a. <input 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 checked="" type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input checked="" 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
 475 East Cottonwood Lane
 Casa Grande, AZ 85122
 242-5437081 (AK) Phone (520)836-1500

18. LEGAL DESCRIPTION (attach copy if necessary):
 PORTION OF SECTION 31-32, TOWNSHIP 7S, RANGE 7E, G&SRB&M

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 AZ, County of PINAL
 Subscribed and sworn to before me on this 16 day of Feb. 2012
 Notary Public: _____
 Notary Expiration Date: 12-18-12

Signature of Buyer/Agent: _____
 State of AZ, County of PINAL
 Subscribed and sworn to before me on this 16 day of Feb. 2012
 Notary Public: _____
 Notary Expiration Date: 12-18-12

Anna M. Kane

EXHIBIT "A"

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

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OFFICIALS