



DATE/TIME: 03/08/2012 0847

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-018759



When Recorded, Return to:

WALTON INTERNATIONAL GROUP (USA), INC.
c/o 4800 North Scottsdale Road, Ste. 4000
Scottsdale, Arizona 85251

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **Walton Arizona, LLC**, an Arizona limited liability company, ("**Grantor**"), does hereby convey to **CHOW, David Hsi-Lung**, Trustee of the **CHOW, David Hsi-Lung Dragon Commercial Revocable Trust** ("**Grantee**"), the following real property situated in the County of Pinal, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

A Five/Five Hundred Fiftieth (5/550th) undivided tenant-in-common interest in that certain real property described in **Schedule "A"** attached hereto and made a part hereof (the "**Property**")

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record as of the date hereof, including the covenants contained in the Declaration of Covenants, Conditions and Restrictions recorded by Grantor prior to recording this Deed (the "**CC&R**"). The CC&R is incorporated herein by the foregoing reference thereto, and by acceptance of this Deed, Grantee hereby assumes the CC&R, agrees to all designations, appointments, assignments, waivers and authorizations therein, agrees to comply with all covenants, requirements and restrictions therein and acknowledges and agrees that the CC&R is in all respects binding upon Grantee and its successors and assigns and runs with the title to the Property ("**Permitted Encumbrances**").

RESERVATION OF MINERALS: Grantor specifically reserves for itself, its successors and assigns, any and all oil, gas and other mineral rights located within the boundaries of the property.

Pursuant to ARS 33-404, Beneficiaries names and addresses under the **CHOW, David Hsi-Lung Dragon Commercial Revocable Trust** are:

CHOW, David Hsi-Lung
No.18, Lane 2000, Jian He Road, Chang Ning District, Shanghai, China (Mainland), 200336

Grantor hereby binds itself and its successors and assigns to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters above set forth.

P-WRR



CF82542-003

SCHEDULE "A"

To the Special Warranty Deed

Legal Description of Property - Dragon Commercial

A parcel of land situate in a portion of Section 24, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the southeast corner of Section 24, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, monumented by a 3 ¼ inch aluminum cap, from which the east quarter corner of said Section 24, monumented by a 1 inch iron pipe, bears as a basis of bearings, North 00°15'15" East, a distance of 2649.04 feet;

Thence North 00°15'15" East, along the east line of the southeast quarter of said Section 24, a distance of 40.00 feet to a found PK nail with no I.D. and the point of beginning;

Thence South 89°59'29" West, along a line 40.00 feet north of and parallel with the south line of the southeast quarter of said Section 24, a distance of 33.00 feet to a found ½ inch rebar with cap "PLS 26054" and the east line of Instrument No. 1973-000700 P.C.R.;

Thence along the lines of said Instrument No. 1973-000700 the following three courses and distances;

Thence North 00°15'15" East, a distance of 242.00 feet to a found ½ inch rebar with cap "PLS 26054";

Thence South 89°59'29" West, a distance of 300.00 feet to a found ½ inch rebar with cap "PLS 26054";

Thence South 00°15'15" West, a distance of 242.00 feet to a found ½ inch rebar with cap "PLS 26054" which is 40.00 feet north of the south line of the southeast quarter of said Section 24 as measured perpendicular thereto;

Thence South 89°59'29" West, along a line 40.00 feet north of and parallel with the south line of the southeast quarter of said Section 24, a distance of 1500.63 feet to a found 3 ¼ inch ADOT aluminum cap stamped "RLS 25396" and the east line of the Promenade at Casa Grande final plat as recorded at Cabinet G, Slide 159 P.C.R.;



CF82542-003

Thence North $00^{\circ}00'31''$ West, along the east line of said Promenade at Casa Grande, a distance of 1285.09 feet to a found $\frac{1}{2}$ inch rebar with cap "LS 31034" and the north line of the south half of the southeast quarter of said Section 24;

Thence South $89^{\circ}59'26''$ East, along the north line of the south half of the southeast quarter of said Section 24, a distance of 1839.52 feet to a found PK nail with an orange plastic cap "RLS 13570" and the east line of the southeast quarter of said Section 24;

Thence South $00^{\circ}15'15''$ West, along the east line of the southeast quarter of said Section 24, a distance of 1284.52 feet to the point of beginning;

The above described parcel of land contains 2,287,026 square feet or 52.5029 acres more or less.



CF82542-003

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 505 24 005 C
 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:
Walton Arizona, LLC
4800 N. Scottsdale Rd., Suite 4000
Scottsdale, AZ 85251

3. (a) BUYER'S NAME AND ADDRESS:
CHOW, David Hsi-Lung
No.18, Lane 2000, Jian He Road, Chang Ning District, Shanghai, China
(Mainland), 200336

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

4. ADDRESS OF PROPERTY:
Vacant Land

5. MAIL TAX BILL TO:
Walton Arizona, LLC
4800 North Scottsdale Road, Suite 4000
Scottsdale, AZ 85251

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.

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**
PINAL COUNTY
 (a) County of Recordation: _____ DATE/TIME: 03/08/2012 0847
 (b) Docket & Page Number: _____
 (c) Date of Recording: _____ FEE NUMBER: 2012-018759
 (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. Warranty Deed
 b. Special Warranty Deed
 c. Joint Tenancy Deed
 d. Contract or Agreement
 e. Quit Claim Deed
 f. Other

11. SALE PRICE: \$ 50,000.00 **00**
 12. DATE OF SALE (Numeric Digits): **FEB 24 2012**
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0 **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

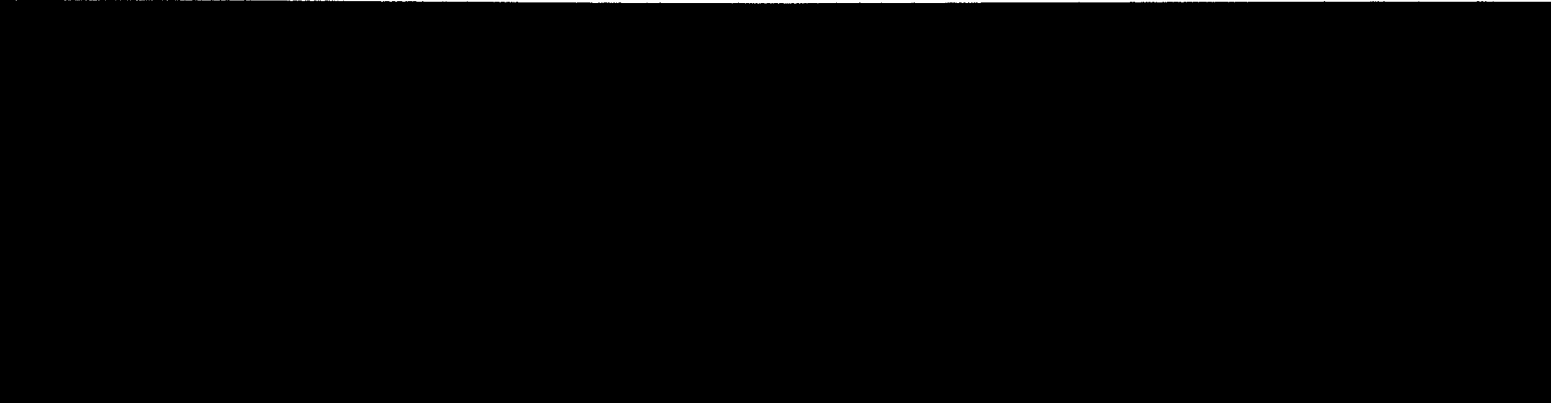
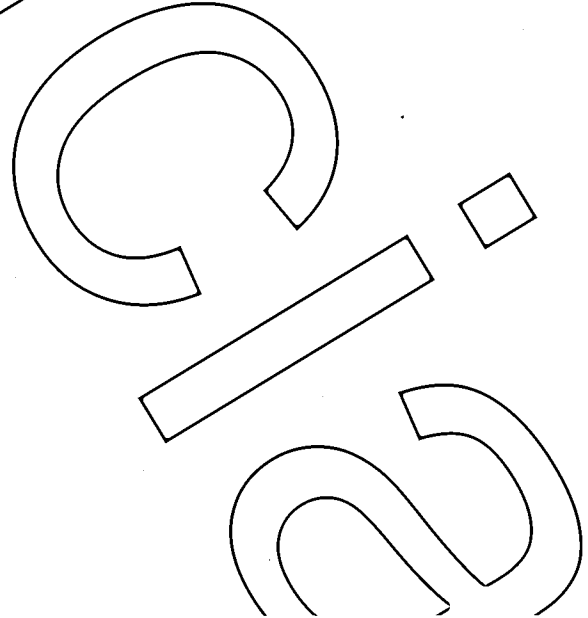
(b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 **AND**
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 5/550th

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Walton Arizona, LLC
4800 N. Scottsdale Rd., Suite 4000
Scottsdale, AZ 85251
 Phone 602-264-1298

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Exhibit "A" attached hereto and by this reference made a part hereof

P-APV

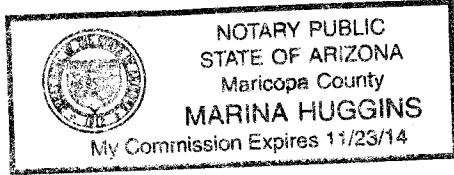
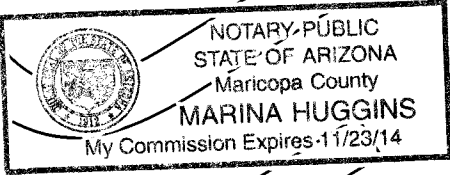


THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this FEB 24 2012
day of
Notary Public [Signature]
Notary Expiration/Date NOV 23 2014

Signature of Buyer/Agent
State of ARIZONA, County of MARICOPA
Subscribed and sworn to before me on this FEB 24 2012
day of
Notary Public [Signature]
Notary Expiration/Date NOV 23 2014

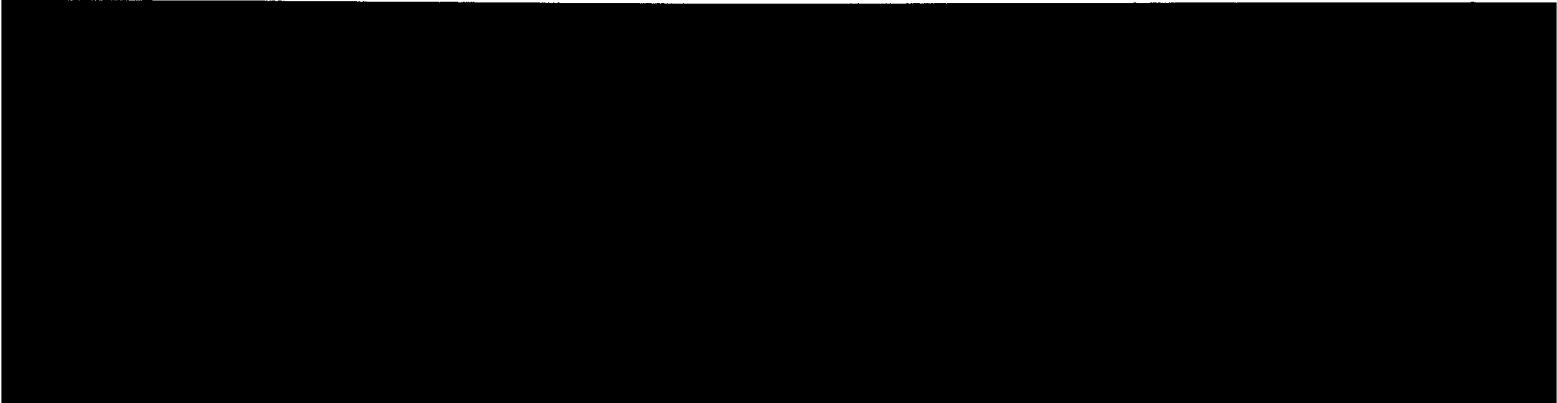
Reproduction by First American Title Insurance 05/2003



DUPLICATE



CF82542-003



SCHEDULE "A"

To the Affidavit of Property Value

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