



RECORDING REQUESTED BY
Security Title Agency
AND WHEN RECORDED MAIL TO:

Fortune 2, LLC

6346 E. Mitchell Dr.,
Scottsdale, AZ 85251

DATE/TIME: 05/24/2012 1612

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2012-044041



ESCROW NO.: 63120299 - 063 - JK1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
Ranchwood Homes and Development, LLC, An Arizona Limited Liability Company
("Grantor") conveys to
Fortune 2, 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.

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: May 8, 2012

Grantor(s):

SELLER:

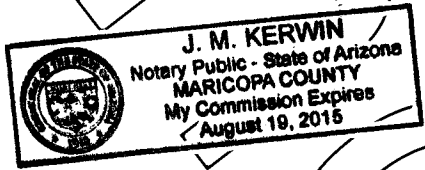
**Ranchwood Homes and Development, LLC, an Arizona
limited liability company**



Robert P LaRocque

State of Arizona
County of Maricopa } ss:

The foregoing Warranty Deed, dated May 8, 2012 and consisting of 1 page(s), was acknowledged before me this 24 day of May, 2012, by Robert P. Lopez, the Member Ranchwood Homestead Development LLC, on behalf of the Az Company.



J. M. Kerwin
Notary Public

OFFICIALS

Exhibit A

LOT 10, CREEKSIDE ESTATES, ACCORDING TO CABINET E, SLIDE 21,
RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED BY THE UNITED
STATES OF AMERICA IN THE PATENT TO SAID LAND.

Copyright © 2001

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-04-110
 BOOK MAP PARCEL SPLIT

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 (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Ranchwood Homes and Development, LLC
20943 E. Excelsior Ave.
Queen Creek, AZ 85142

3. (a) BUYER'S NAME AND ADDRESS:

Fortune 2, LLC
6346 E. Mitchell Dr.
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

5585 W. Rock Ct.
San Tan Valley, AZ 85142

5. MAIL TAX BILL TO:

Fortune 2, LLC
7114 E STETSON #400
SCOTTSDALE AZ 85251

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

- a. Vacant Land
- b. Single Family Resident
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- 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 used as a primary residence.
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. 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: _____

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 Buyer / Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 22 day of May, 2012
 Notary Public J. M. Kerwin
 Notary Expiration Date 8-19-15

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 05/24/2012 1612

FEE NUMBER: 2012-044041

10. **SALE PRICE:** \$ 52,000.00

11. **DATE OF SALE (Numeric Digits):** 5/12
 Month / Year

12. **DOWN PAYMENT** \$ 15,600.-

13. **METHOD OF FINANCING:**
- a. Cash (100% of Sale Price)
 - b. Barter 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: _____

14. **PERSONAL PROPERTY** (see reverse side for definition):

(a) Did the Sale Price in Item 10 include Personal Property that Impacted the Sale Price by 5 percent or more? Yes No

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

15. **PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. **SOLAR / ENERGY EFFICIENT COMPONENTS:**

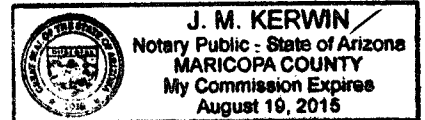
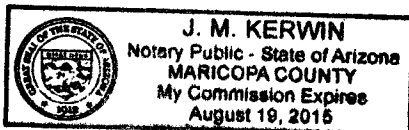
(a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

If Yes, briefly describe the solar / energy efficient components: _____

17. **PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**
Security Title Agency
2919 S. Ellsworth Rd., Bldg. 7- Ste. 131, Mesa, AZ 85212
(480) 807-6032

18. **LEGAL DESCRIPTION (attach copy if necessary):**
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Seller / Agent Robert Fabroque
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 24 day of May, 2012
 Notary Public J. M. Kerwin
 Notary Expiration Date 8-19-15



Escrow No.: 63120299-063-JK1

EXHIBIT "A"
Legal Description

LOT 10, CREEKSIDE ESTATES, ACCORDING TO CABINET E, SLIDE 21, RECORDS OF PINAL COUNTY,
ARIZONA.

EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED BY THE UNITED STATES OF AMERICA IN THE
PATENT TO SAID LAND.

WORLDWIDE