



DATE/TIME: 06/27/2012 1106

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2012-054348



Recording Requested by:  
Jim McDowell

When recorded mail to:  
FLORENCE MOB 2, LLC  
9237 E Via de Ventura #110  
Scottsdale AZ 85258

### WARRANTY DEED

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

**FLORENCE MOB, LLC, an Arizona limited liability company,** the GRANTOR does hereby convey to

**FLORENCE MOB 2, LLC, an Arizona limited liability company,** the GRANTEE

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**Subject To:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated June 20, 2012

**FLORENCE MOB, LLC an Arizona limited liability company**  
**BY: J.R. McDowell Real Estate Inc.**

BY: *J.R. McDowell*  
its *Manager*

STATE OF Arizona )

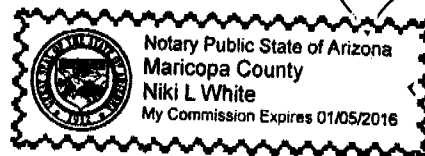
County of Maricopa )

Subscribed and sworn to before me, the undersigned Notary Public, on June 20, 2012,  
by James McDowell, the President of J.R. McDowell Real Estate Inc, the Manager of  
Florence MOB LLC an Arizona limited liability company .

WITNESS my hand and official seal.

My Commission Expires: 1/5/2016

*Niki L White*  
Notary Public



**EXHIBIT "A "**

Lot 2 FINAL PLAT FOR FLORENCE HOSPITAL AT ANTHEM, recorded at Instrument No. 2012-007456, records of Pinal County, Arizona, described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINIUM CAP, LS#17258, MARKING THE NORTHWEST CORNER OF SAID SECTION 24, FROM WHICH A 3-INCH G.L.O. BRASS CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24 BEARS NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 2645.87 FEET;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 1436.72 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 35 MINUTES 19 SECONDS EAST, A DISTANCE OF 338.38 FEET;

THENCE DEPARTING SAID NORTH LINE SOUTH 01 DEGREES 23 MINUTES 25 SECONDS EAST, A DISTANCE OF 299.87 FEET;

THENCE SOUTH 88 DEGREES 35 MINUTES 49 SECONDS WEST, A DISTANCE OF 333.75 FEET;

THENCE SOUTH 40 DEGREES 40 MINUTES 51 SECONDS WEST, A DISTANCE OF 6.83 FEET;

THENCE NORTH 01 DEGREES 23 MINUTES 22 SECONDS WEST, A DISTANCE OF 310.80 FEET TO THE POINT OF BEGINNING.

Date: **June 20, 2012**

**COURTESY RECORDING INSTRUCTIONS TO FIRST AMERICAN TITLE INSURANCE COMPANY**  
(No Escrow Involved)

First American Title Insurance Company is hereby handed the following document(s):

Warranty Deed and Affidavit

You are hereby authorized and instructed as a courtesy to deliver for recording to the **PINAL** County Recorder's Office said document(s), with these instructions to be attached to and recorded as part of the first mentioned document.

The undersigned understands and acknowledges that First American Title Insurance Company is acting in the capacity of messenger only, without consideration and is not responsible for the correctness of the form, content or execution of any of the document(s) and that First American Title Insurance Company is hereby released of any and all liability in connection with the same. Further, the undersigned understands and acknowledges that First American Title Insurance Company assumes no responsibility or liability for any inconvenience or loss which might be sustained due to any delay in recordation of said document(s).

The undersigned states that the real property affected by the document(s) is not involved in an open escrow, title insurance or other transaction pending with any office of First American Title Insurance Company.

The undersigned understands and acknowledges that at the time of recordation, the documents will NOT be insured by First American Title Insurance Company; First American Title Insurance Company is hereby instructed **NOT** to do any title search in conjunction with this courtesy recording.

It is further understood and acknowledged that there shall be no liability and/or responsibility for a payment of any consideration by First American Title Insurance Company to any party as this service is performed as a courtesy only.

"First American Title Insurance Company" shall include First American Title Insurance Company and any of its subsidiary companies.

Recording fees in the amount \$17.00 are enclosed  
**(All checks MUST BE MADE PAYABLE TO PINAL COUNTY RECORDER.)**

eRecording fees in the amount \$ \_\_\_\_\_ are enclosed  
**(All checks MUST BE MADE PAYABLE TO FIRST AMERICAN TITLE INSURANCE COMPANY.)**

DATED June 20/12

SIGNATURES:

Florence Mob, LLC

BY: J. R. McDowell Real Estate Inc.

BY: J.R. McDowell Its: Pres.

Party Making Delivery

Address: 9237 E VIA DE VENTURA Suite 110 Scottsdale AZ 85258

Phone #: 480-990-8136

Florence MOB LLC

Party to Document

Florence MOB 2 LLC

Party to Document

First American Title Insurance Company forwarding documents to a recording desk:

BY: Kathy Covert 221 Kierland

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 211-02-023  
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:

FLORENCE MOB, LLC  
9237 E Via de Ventura #110  
Scottsdale AZ 85258

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

FLORENCE MOB 2, LLC  
9237 E Via de Ventura #110  
Scottsdale AZ 85258

(b) Are the Buyer and Seller related? Yes  No   
If Yes, state relationship: principal of seller is principal of buyer

## 4. ADDRESS OF PROPERTY:

EAST OF THE SE CORNER OF HUNT HIGHWAY AND FRANKLIN RD  
FLORENCE AZ

## 5. MAIL TAX BILL TO:

FLORENCE MOB 2, LLC  
9237 E Via de Ventura #110  
Scottsdale AZ 85258

## 6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a.  Vacant land f.  Commercial or Industrial Use  
b.  Single Family Residence g.  Agriculture  
c.  Condo or Townhouse h.  Mobile or manufactured Home  
 Affixed  Not Affixed  
d.  2-4 Plex i.  Other Use; Specify:  
e.  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 used as a primary residence.  Owner occupied, not a primary residence.  
 To be rented to someone other than a "family member".

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 d.  Contract or Agreement  
b.  Special Warranty Deed e.  Quit Claim Deed  
c.  Joint Tenancy 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 Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of June 20 12

Notary Public Niki L White

Notary Expiration Date 1-5-2016

DOR FORM 82162 (01/2012)



Notary Public State of Arizona  
Maricopa County  
Niki L White  
My Commission Expires 01/05/2016

## FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/27/2012 1106

FEE NUMBER: 2012-054348

10. SALE PRICE: \$ 0 00

11. DATE OF SALE (Numeric Digits): 0 6 / 1 2  
Month/Year

12. DOWN PAYMENT \$ 0 00

## 13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from Financial institution:  
b.  Barter or trade (1)  Conventional  
(2)  VA  
c.  Assumption of existing loan(s) (3)  FHA  
d.  Seller Loan (Carryback) 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:  
\$ 00 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):

J.R. McDowell Real Estate  
9237 E Via de Ventura #110  
Scottsdale, AZ 85258  
Phone

## 18. LEGAL DESCRIPTION (attach copy if necessary): See Exhibit "A" Attached Hereto

Signature of Buyer / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of June 20 12

Notary Public Niki L White

Notary Expiration Date 1-5-2016



Notary Public State of Arizona  
Maricopa County  
Niki L White  
My Commission Expires 01/05/2016

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