



Great American Title Agency

WHEN RECORDED, RETURN TO:

Arizona First Capital  
1850 S. Sepulveda Blvd.  
Los Angeles, CA  
90025

491441-22 4/4

DATE/TIME: 06/28/2012 1536

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2012-055247



**SPECIAL WARRANTY DEED**

For valuable consideration, ATREUS COMMUNITIES GROUP OF ARIZONA, INC., FKA HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC., a Georgia Corporation ("Grantor"), hereby conveys to Arizona First Capital, LLC, an Arizona limited liability company ("Grantee"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto (the "Property"):

See Exhibit "A" attached hereto

**SUBJECT TO** all taxes and other assessments, reservations, patents, easements, judgments, liens, covenants, conditions, restrictions, reservations, rights, rights-of-way, obligations and liabilities that may appear of record, rights or claims of parties in possession and judgments, easements or claims of easements not shown by the public records; encroachments, roadways, overlaps, conflicts in boundary line, shortages in area and other matters which would be disclosed by a survey or inspection of the Property; unpatented mining claims; and all Federal, State, County, District and local laws, ordinances, regulations, zoning codes and the like as the same now exist and as may hereafter be established or amended.

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

DATED this 27<sup>th</sup> day of June, 2012.

**GRANTOR:**

**ATREUS COMMUNITIES GROUP OF ARIZONA, INC.,  
FKA HOMELIFE COMMUNITIES GROUP OF  
ARIZONA, INC.,** a Georgia corporation


By: \_\_\_\_\_

Title: Chief Executive Officer

STATE OF GEORGIA )  
 ) ss.  
County of DEKALB )

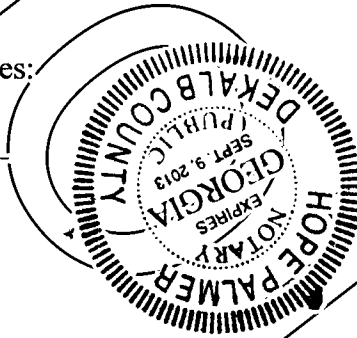
On this 21<sup>st</sup> day of June, 2012, before me, the undersigned officer, personally appeared Jonathan W. Been, the Chief Executive Officer of **ATREUS COMMUNITIES GROUP OF ARIZONA, INC., FKA HOMELIFE COMMUNITIES GROUP OF ARIZONA, INC.**, a Georgia Corporation, on behalf of the company.

IN WITNESS WHEREOF, I have hereunder set my hand and official seal.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

9-9-13



**FFC**  
**INC.**

**EXHIBIT "A"**  
**Legal Description**

PARCEL 1:

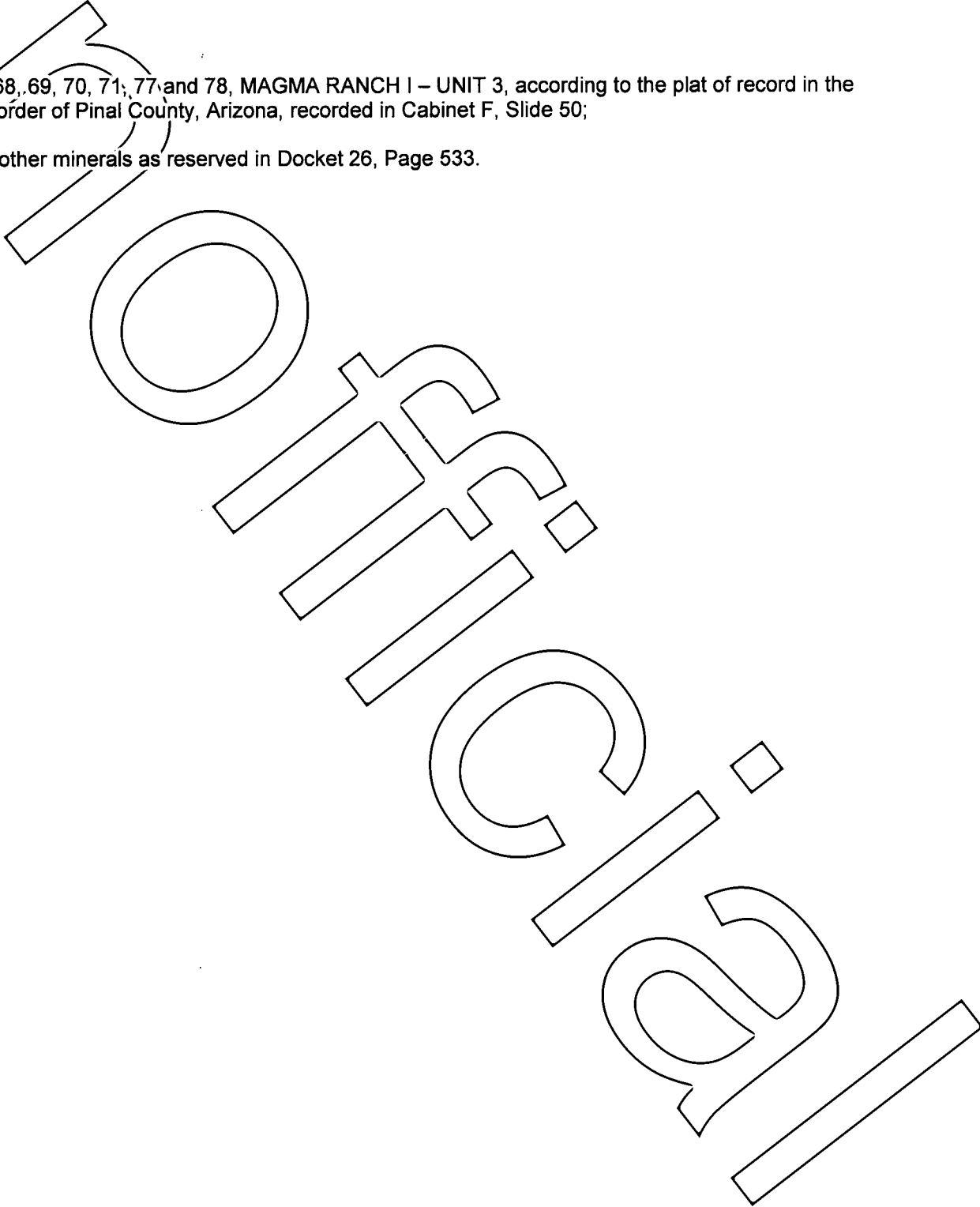
Lots 4, 5, 6, 7, 8 and 21 of MAGMA RANCH I – UNIT 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 51;

EXCEPT ½ oil, gas and other minerals as reserved in Docket 26, Page 533.

PARCEL 2:

Lots 22, 49, 62, 65, 67, 68, 69, 70, 71, 77 and 78, MAGMA RANCH I – UNIT 3, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 50;

EXCEPT ½ oil, gas and other minerals as reserved in Docket 26, Page 533.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210 39 41106  
 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? 16

Please list the additional parcels below (attach list if necessary):

- (1) See attached list (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

Atrius Communities Group of Arizona, Inc-F/K/A Homelife Communities Group of Arizona, Inc.  
P. O. Box 420367  
Atlanta, GA 30342

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

Arizona First Capital, LLC, an Arizona limited liability company  
1850 South Sepulveda Blvd  
Los Angeles, CA 90025

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

4. ADDRESS OF PROPERTY: See attached list  
see Exhibit "B"

5. MAIL TAX BILL TO:

Arizona First Capital, LLC, an Arizona limited liability company  
1850 South Sepulveda Blvd.  
Los Angeles, CA 90025

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

- a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residences g.  Agricultural  
 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: [Signature]  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 29 day of June 2012  
 Notary Public: [Signature]  
 Notary Expiration Date: 01-30-2013

**FOR RECORDER'S USE ONLY**

PINAL COUNTY  
 DATE/TIME: 06/28/2012 1536  
 FEE NUMBER: 2012-055247

10. SALE PRICE: \$ 750,000.00

11. DATE OF SALE (Numeric Digits): 06/2012  
 Month / Year

12. DOWN PAYMENT \$ \_\_\_\_\_

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 f.  Other financing; Specify: \_\_\_\_\_  
 d.  Seller Loan (Carryback)

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):  
**BUYER AND SELLER HEREIN**

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

Signature of Buyer / Agent: [Signature]  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 29 day of June 2012  
 Notary Public: [Signature]  
 Notary Expiration Date: 01-30-2013



**EXHIBIT "A"**  
**Legal Description**

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EXCEPT ½ oil, gas and other minerals as reserved in Docket 26, Page 533.

10858 East Wallflower Lane  
10933 East Verbina Lane  
10565 East Lupine Lane  
10675 East Verbina Lane  
10954 East Verbina Lane  
10934 East Verbina Lane  
10584 East Marigold Lane  
10598 East Marigold Lane  
10612 East Marigold Lane  
10648 East Marigold Lane  
10881 East Verbina Lane  
10916 East Verbina Lane  
10898 East Verbina Lane  
10880 East Verbina Lane  
10772 East Verbina Lane  
10756 East Verbina Lane  
10630 East Marigold Lane  
Queen Creek, AZ 85142

Additional Parcel Numbers:

210 39 41007  
210 39 44308  
210 39 44407  
210 39 44506  
210 39 44605  
210 39 44704  
210 39 46006  
210 39 39209  
210 39 40504  
210 39 40801  
210 39 41205  
210 39 41304  
210 39 41403  
210 39 42005  
210 39 42104  
210 39 36502

Boffins