



WHEN RECORDED, RETURN TO:

Constance Bea Garrison  
1430 N. La Salle Dr., Apt. E2  
Chicago, IL 60610

Escrow # 4742006041-CB

DATE/TIME: 08/08/2012 0950

FEE: \$12.00

PAGES: 6

FEE NUMBER: 2012-067908



1 of 1

SPECIAL WARRANTY DEED

For valuable consideration, ROBSON RANCH MOUNTAINS, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to

Constance Bea Garrison as Trustee of the Constance Bea Garrison Revocable Living Trust dated September 3, 1997

("Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Attached Exhibit "A" for the legal description and acceptance

SUBJECT TO: (a) current taxes, assessments, reservation in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: January 20, 2012

GRANTOR:

ROBSON RANCH MOUNTAINS, LLC,  
a Delaware limited liability company

By: Arlington Property Management  
Company, an Arizona corporation,  
its Manager

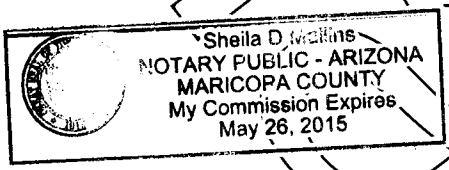
By: Paula Robinson  
Paula Robinson  
Its: Controller

STATE OF ARIZONA     )  
                                  ) ss.  
County of Maricopa     )

The foregoing instrument was acknowledged before me this 14 day of February, 2012, by Paula Robinson as Controller of Arlington Property Management Company, an Arizona corporation, on behalf of the corporation as Manager of Robson Ranch Mountains, LLC, a Delaware limited liability company, on behalf of the company.

Sheila D. Mullins  
Notary Public

My Commission expires:  
May 26, 2015



NAME OF TRUST: The Constance Bea Garrison Revocable Living Trust

DATED: September 3, 1997

Pursuant to ARS 33-404, the beneficiaries of the above named trust are:

1. Constance Bea Garrison, Trustee  
1430 N. LaSalle Drive, Unit E2  
Chicago, IL 60610
2. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
3. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The above beneficiaries disclosure was provided by the undersigned Trustee(s), and is an accurate list of all the beneficiaries under the referenced Trust Agreement.

Dated this 31st day of July, 2012.

Constance Bea Garrison, Trustee  
Constance Bea Garrison, Trustee

CONFIDENTIAL

**EXHIBIT A**

Lot 106, SADDLEBROOKE RANCH UNIT SEVEN, according to Cabinet G, Slide 183, and Affidavit of Correction recorded at Fee No. 2007-56265, and Affidavit of Correction recorded at Fee No. 2009-9968 records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

EXHIBIT "B"

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded, and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

Robson Ranch Mountains, LLC  
9532 East Riggs Road  
Sun Lakes, Arizona 85248  
Attn: Legal Department

Grantee:

Constance Bea Garrison  
Constance Bea Garrison

State of Arizona  
County of \_\_\_\_\_

Acknowledged before me on this 6 day of April, 2012, by  
Constance Bea Garrison  
Cynthia M. Baca  
Notary Public

My Commission Expires: 11/10/2015

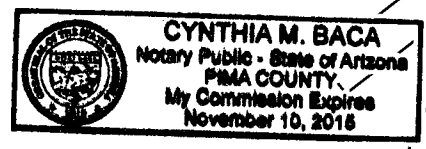


EXHIBIT "C"

RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT

1.

In addition to the foregoing, the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee") of \$25 per month, as increased based on increases in the CPI as set forth below, to the SaddleBrooke Ranch Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.

2.

The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2009, to reflect changes in the Consumer Price Index for All Urban Consumers --U.S. Cities Average--All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984=100) for October, 2007 (the "Base Index") and for October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Robson Ranch Mountains, LLC, a Delaware limited liability company ("RRM"), may substitute such substitute index, reconciled to October, 2007, as reasonably reflects changes in the purchasing power of the dollar.

3.

If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay RRM a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to RRM (or to such other entity as RRM may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

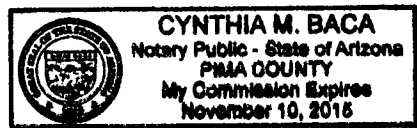
Constance Bea Garrison  
Constance Bea Garrison

State of Ariz.  
County of Pima

Acknowledged before me on this 6 day of Aug, 2012 by  
Constance Bea Garrison

Cynthia M. Baca  
Notary Public

My Commission Expires 11/10/2015



**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 14 - 3180  
BOOK MAP PARCEL SPLIT

PINAL COUNTY

DATE/TIME: 08/08/2012 0950

FEE NUMBER: 2012-067908

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? 0

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

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

ROBSON RANCH MOUNTAINS  
9532 E. Riggs Road  
Sun Lakes AZ 85248

10. SALE PRICE: \$ 416,128.30

11. DATE OF SALE (Numeric Digits): 01 / 12  
Month / Year

12. DOWN PAYMENT \$ 416,128.30

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

CONSTANCE BEA GARRISON, TRUSTEE  
1430 N. La Salle Drive Apt. E2  
Chicago IL 60610

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

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

4. ADDRESS OF PROPERTY:

31887 S. Bighorn Drive, Oracle, Arizona 85623

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: \_\_\_\_\_

5. MAIL TAX BILL TO:

CONSTANCE BEA GARRISON, TRUSTEE  
1430 N. La Salle Drive Apt. E2  
Chicago IL 60610

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

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  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

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: \_\_\_\_\_

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:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

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 of Buyer / Agent

State of AZ, County of Pima

State of AZ, County of Pima

Subscribed and sworn to before me on this 6 day of 11, 2012

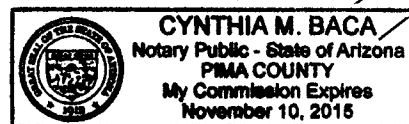
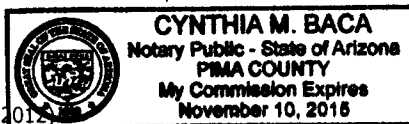
Subscribed and sworn to before me on this 6 day of 11, 2012

Notary Public Cynthia M. Baca

Notary Public Cynthia M. Baca

Notary Expiration Date 11/10/2015

Notary Expiration Date 11/10/2015



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EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.