



RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4729004209-CM

WHEN RECORDED MAIL TO

Gary A. Ocheltree and Isabelle M. Ocheltree Living
Trust, dated December 20, 2004
5277 W. Comanche Dr.
Eloy, AZ 85131

DATE/TIME: 08/09/2012 1001

FEE: \$12.00

PAGES: 6

FEE NUMBER: 2012-068334



SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For valuable consideration, SUN LAKES – CASA GRANDE DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to Gary O. Ocheltree, Trustee and Isabelle M. Ocheltree, Trustee of The Gary A. Ocheltree and Isabelle M. Ocheltree Living Trust dated December 20, 2004, and any amendments thereto (whether one or more, "Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

SUBJECT TO: (a) current taxes, assessments, reservations 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: July 22, 2012.

GRANTOR:

SUN LAKES – CASA GRANDE DEVELOPMENT, LLC,
a Delaware limited liability company

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

By: _____

Its: Controller

STATE OF ARIZONA)

County of Maricopa)

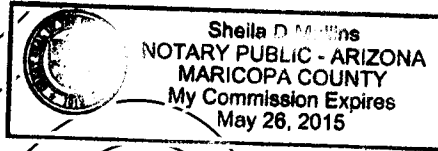
) ss.

The foregoing instrument was acknowledged before me this 23 day of July

2012, by Paula Robinson, as Controller of Arlington Property Management Company, an Arizona corporation, on behalf of the corporation as Manager of Sun Lakes - Casa Grande, LLC, a Delaware limited liability company, on behalf of the company.

Sheila Mullins

Notary Public



ORDER NO. : 4729004209-CM

EXHIBIT A

Lot-183, ROBSON RANCH – CASA GRANDE UNIT SIX, according to Cabinet F, Slide 124, and Affidavit of Correction recorded at Fee No. 2006-9259, records of Pinal County, Arizona.

EXCEPT all water, oil, gas, minerals and rights thereto.

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.

Sun Lakes - Casa Grande Development, LLC
9532 East Riggs Road
Sun Lakes, Arizona 85248
Attn: Legal Department

Buyer:

The Gary A. Ocheltree and Isabelle M. Ocheltree Living Trust dated Decmeber 20, 2004, and any amendments thereto

By: Gary A. Ocheltree
Gary A. Ocheltree, Trustee

By: Isabelle M. Ocheltree
Isabelle M. Ocheltree, Trustee

State of Arizona
County of Maricopa

This instrument was acknowledged before me this 8 day of August, 2012
by Gary A. Ocheltree and Isabelle M. Ocheltree as Trustee(s) of The Gary A. Ocheltree and Isabelle M. Ocheltree Living Trust dated December 20, 2004.

WITNESS my hand and official seal.

[Signature]
Notary Public



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 Robson Ranch – CG 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, 2007, 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) from October, 2005 to 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, Sun Lakes – Casa Grande Development, LLC, a Delaware limited liability company ("Casa Grande Development"), may substitute such substitute index, reconciled to October, 2005, 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 Casa Grande Development 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 Casa Grande Development (or to such other entity as Casa Grande Development may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

The Gary a. Ocheltree and Isabelle M. Ocheltree Living Trust dated Decmeber 20, 2004, and any amendments thereto

By: *Gary A. Ocheltree*
Gary A. Ocheltree, Trustee

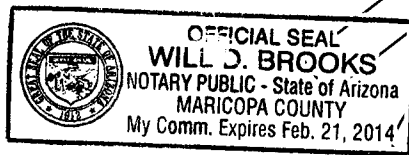
By: *Isabelle M. Ocheltree*
Isabelle M. ocheltree, Trustee

State of Arizona
County of Maricopa

This instrument was acknowledged before me this 8 day of August, 2012
by Gary A. Ocheltree and Isabelle M. Ocheltree as Trustee(s) of The Gary A. Ocheltree and Isabelle M. Ocheltree Living Trust dated December 20, 2004.

WITNESS my hand and official seal.

[Signature]
Notary Public



NAME OF TRUST: The Gary A. Ocheltree and Isabelle M. Ocheltree Living Trust

DATED: December 20, 2004

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

1. Gary A. Ocheltree
3055 S. 47th Avenue
Yuma, AZ 85364
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 22nd day of July, 2012.

Gary A. Ocheltree
Gary A. Ocheltree, Trustee

Isabelle M. Ocheltree
Isabelle M. Ocheltree, Trustee

ARSA

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402 - 30 - 5320 -
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:

SUN LAKES - CASA GRANDE DEVELOPMENT, LLC
9532 E. Riggs Road
Sun Lakes AZ 85248

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

GARY O. OCHELTRÉE, TRUSTEE, ISABELLE M. OCHELTRÉE,
TRUSTEE
3055 S. 47th Avenue
Yuma AZ 85364

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

5277 W. Comanche Dr., Eloy, Arizona 85131

5. MAIL TAX BILL TO:

GARY O. OCHELTRÉE, TRUSTEE, ISABELLE M. OCHELTRÉE,
TRUSTEE
5277 W. Comanche Dr.
Eloy AZ 85131

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: _____

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 Seller / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 8 day of Aug 2012

Notary Public

Notary Expiration Date 2-21-14

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 8 day of Aug 2012

Notary Public

Notary Expiration Date 2-21-14

PINAL COUNTY

DATE/TIME: 08/09/2012 1001

FEE NUMBER: 2012-068334

10. SALE PRICE: \$ 231,373.00

11. DATE OF SALE (Numeric Digits): 03 / 12
Month / Year

12. DOWN PAYMENT \$ 231,373.00

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):

BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached

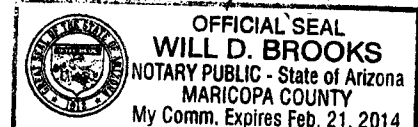
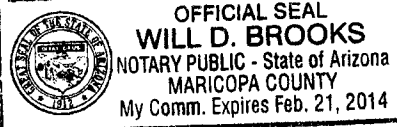


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