

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Recorded at the request of:
Chicago Title Agency, Inc.

DATE/TIME: 01/28/2013 1525
FEE: \$12 00
PAGES: 3
FEE NUMBER: 2013-007528

When recoded, mail to:
L. GREGG VANCE TRUST
875 N. MICHIGAN AVE 31ST FL
CHICAGO, IL 60611



Escrow No.: CTA1300111-CTA2917

Space above this line for Recorder's Use

313

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

FNBN UTAZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY

does hereby convey to

~~VANCE~~
L. GREGG VANCE, TRUSTEE OF THE L. GREGG VANCE TRUST, DATED FEBRUARY 8, 2000, AS
RESTATED IN ITS ENTIRETY ON MARCH 26, 2003

the following real property situated in Pinal County, Arizona:

UNITS 141 AND 142, BUILDING 17, PINAL PROFESSIONAL VILLAGE, ACCORDING TO DECLARATION OF
CONDOMINIUM RECORDED IN DOCUMENT NO. 2008-013936, AND FIRST AMENDMENT RECORDED IN
DOCUMENT NO. 2008-98879, AND PLAT RECORDED IN CABINET H, SLIDE 51, RECORDS OF PINAL
COUNTY, ARIZONA;

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID
DECLARATION.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way,
covenants, conditions and restrictions as may appear of record.

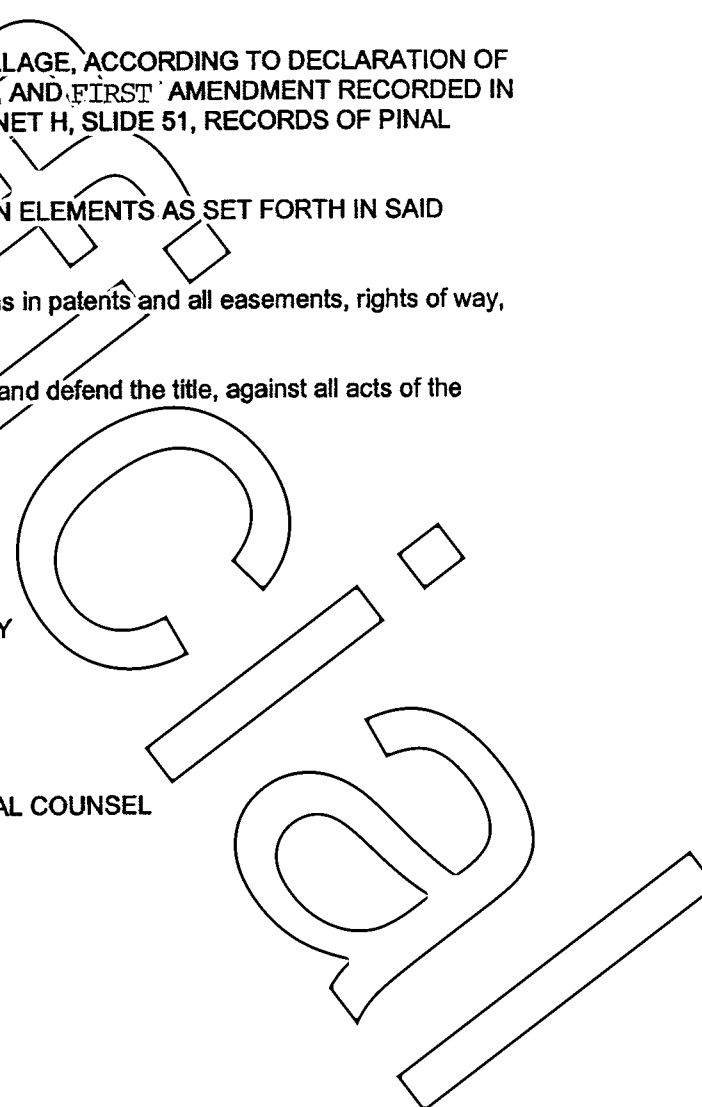
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the
Grantor herein, and no other, subject to the matters set forth.

SEE ATTACHED TRUST DISCLOSURE:

Dated: January 24, 2013

FNBN UTAZ, LLC, A DELAWARE LIMITED LIABILITY COMPANY
BY: FNBN-CMLCON I LLC, ITS MANAGER
BY: SGH FNB VENTURES, LLC, ITS MANAGER
BY: SORENSON GROUP MANAGEMENT, LLC, ITS MANAGER

BY: 
DONALD E. WALLACE, CHIEF OPERATING OFFICER/GENERAL COUNSEL



NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of

UTAH

County of

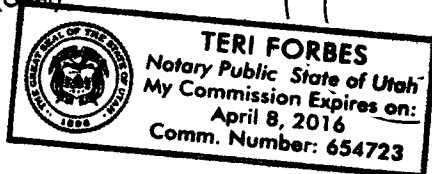
SALT LAKE

The foregoing document was acknowledged before me this

28th day of January, 2013

by DONALD E. WALLACE, CHIEF OPERATING OFFICER/GENERAL COUNSEL OF SORENSON GROUP MANAGEMENT, LLC, MANAGER OF SGH FNB VENTURES, LLC, MANAGER OF FNBN-CMLCON I LLC, AS MANAGER OF FNBN.UTAZ, LLC, A DELWARE LIMITED LIABILITY COMPANY

(Seal)



Notary Public

[Handwritten Signature]

TRUST DISCLOSURE

L. GREGG VANCE
875 N. MICHIGAN AVE 31ST FLOOR
CHICAGO, IL 60611

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104 - 22 - 141
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? 1

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

- (1) 104-22-142 (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

FNBN UTAZ LLC
299 S. MAIN STREET NO 2200
SALT LAKE CITY, UT 84111

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

L. GREGG VANCE TRUST
875 N. MICHIGAN AVE 31ST FL
CHICAGO, IL 60611

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

4. ADDRESS OF PROPERTY:

APN 104-22-141 AND 104-22-142
SAN TAN VALLEY, AZ

5. MAIL TAX BILL TO:

L. GREGG VANCE TRUST
875 N. MICHIGAN AVE 31ST FL
CHICAGO, IL 60611

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

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence 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:

- a. To be used as a primary residence. b. Owner occupied, not a primary residence.
 c. 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:

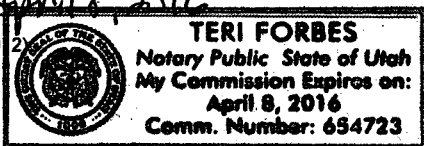
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 Donald E. Wallace, COO
 State of UTAH County of SALT LAKE
 Subscribed and sworn to before me on this 25th day of JANUARY 2013
 Notary Public _____
 Notary Expiration Date April 8, 2016



FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION:	PINAL
FEE NO:	2013-007528
RECORD DATE:	01/28/2013

10. SALE PRICE: \$ 134,100 00

11. DATE OF SALE (Numeric Digits): 01/13
Month / Year

12. DOWN PAYMENT \$ 134,100 00

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
 (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: NA

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

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent _____
 State of MARICOPA County of A
 Subscribed and sworn to before me on this 28 day of JAN 2013
 Notary Public _____
 Notary Expiration Date _____



GEORGIA G. TALBOT
 Notary Public - Arizona
 Maricopa County
 Expires on 06/04/2014

LEGAL DESCRIPTION

**UNITS 141 AND 142, BUILDING 17, PINAL PROFESSIONAL VILLAGE, ACCORDING TO
DECLARATION OF CONDOMINIUM RECORDED IN DOCUMENT NO. 2008-013936, AND FIRST
AMENDMENT RECORDED IN DOCUMENT NO. 2008-98879, AND PLAT RECORDED IN CABINET H,
SLIDE 51, RECORDS OF PINAL COUNTY, ARIZONA;**

**TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID
DECLARATION.**

OFFICE