



FIDELITY NATIONAL TITLE AGENCY

When recorded, return to:
Highland Communities, L.L.C.
1465 South 174th Street
Gilbert, AZ 85206
Attention: Mark Pugmire

39000304 4/10

DATE/TIME: 01/29/2013 1431

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-007808



SPECIAL WARRANTY DEED

AND

QUITCLAIM DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, CMG 900, LLC, a Delaware limited liability company ("Grantor"), hereby conveys to HIGHLAND COMMUNITIES, L.L.C., an Arizona limited liability company ("Grantee"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

EXCEPT, excluding water, water rights, applications for water rights and claims to or interests in water or applications for the same, which are appurtenant or in any way derived from the Property.

SUBJECT to all taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all leases, and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any rights or claims to title to water, applications for water rights, and claims to or interests in water rights which are appurtenant or in any way applicable to or derived from the Property whether surface, underground, wells, springs, percolating, flood, vested, contingent, recorded, certificated, appropriated or otherwise.

DATED this 25 day of January, 2013.

CMG 900, LLC, a Delaware limited liability company

By: Communities Southwest Management, Inc., an Arizona corporation, its Manager

By: [Signature]

Its: President

By: [Signature]

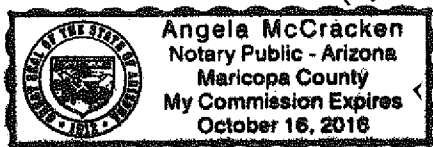
Its: V. PRESIDENT

"Grantor"

STATE OF Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 25th day of January, 2013, by Mike Kern as President of Communities Southwest Management, Inc., an Arizona corporation as manager of CMG 900, LLC, a Delaware limited liability company



[Signature]

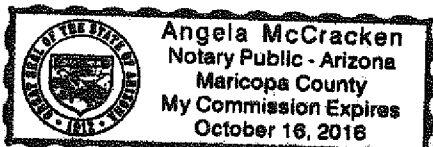
Notary Public

My commission expires: 10-16-16

STATE OF Arizona

County of Maricopa

The foregoing instrument was acknowledged before me this 25th day of January, 2013, by Michelle Yerger as Vice President of Communities Southwest Management, Inc., an Arizona corporation as manager of CMG 900, LLC, a Delaware limited liability company



[Signature]

Notary Public

My commission expires: 10-16-16

Escrow No. 39000304-039-PG

EXHIBIT A

LEGAL DESCRIPTION

Lot 16, of the Final Plat for Parcel 19 at Circle Cross Ranch, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as 2006-055907 in Cabinet G, Slide 004.

WORLDWIDE

Lgldescr

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-81-4900			
	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:

CMG 900, LLC
7001 N Scottsdale Road, #1015
Scottsdale, AZ 85253

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

Highlands Communities, LLC
1465 S 174th Street
Gilbert, AZ 85296

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

4. ADDRESS OF PROPERTY:

Lot 16, Circle Cross Ranch
San Tan Valley, AZ

5. MAIL TAX BILL TO:

Highlands Communities, LLC
1465 S. 17th Street
Gilbert, AZ 85296

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:

- 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.

ML
Signature of Seller / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 25 day of January 2013
Notary Public Angela McCracken
Notary Expiration Date 10-16-16

FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 01/29/2013 1431
FEE NUMBER: 2013-007808

10. SALE PRICE: \$ 40,000.00

11. DATE OF SALE (Numeric Digits): 01/2013
Month / Year

12. DOWN PAYMENT \$ 40,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: Performance DOT
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: not applicable

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: _____

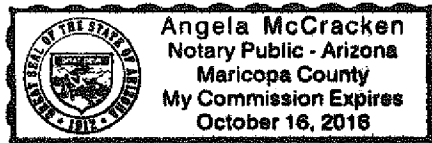
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

BUYERS [Signature]

18. LEGAL DESCRIPTION (attach copy if necessary):

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

[Signature]
Signature of Buyer / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 29 day of Jan 2013
Notary Public [Signature]
Notary Expiration Date 01/30/2016



KAREN TURYAN
Notary Public - Arizona
Maricopa County
Expires 06/30/2016

Escrow No. 39000304-039-PG

EXHIBIT "A"
Legal Description

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WORLDWIDE