



When recorded, return to:

McRae Group of Companies
8800 North Gainey Center Drive
Suite 255
Scottsdale, Arizona 85258
Attn: Robert L. Shaw

DATE/TIME: 01/30/2013 1530

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-008305



ACS 529322 (1 of 2)

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, REDUS ARIZONA, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants, sells and conveys to COOLIDGE/PICACHO HOLDINGS LLC, an Arizona limited-liability company ("**Grantee**"), that real property located in Maricopa County, Arizona and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant thereto and any and all improvements located thereon (the "**Property**"),

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 28 day of January, 2013.

REDUS ARIZONA, LLC, a Delaware limited liability company

By: REDUS Properties, Inc., its sole member and manager

By: 

Name: GEORGE PELAM

Title: VICE PRESIDENT

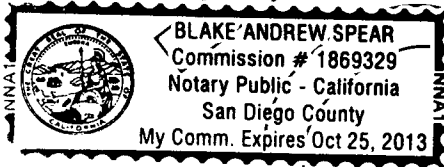
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO

On JANUARY 28, 2013 before me, BLAKE ANDREW SPEAR, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared GEORGE ALBERT PFLAUM, III
Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Blake Andrew Spear
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANT DEED

Document Date: JANUARY 28, 2013 Number of Pages: 1 (3 w/Exhibits)

Signer(s) Other Than Named Above: NONE

Capacity(ies) Claimed by Signer(s)

Signer's Name: GEORGE ALBERT PFLAUM, III

Signer's Name: _____

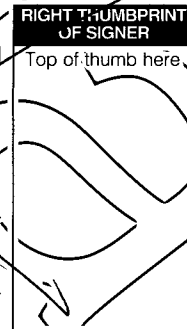
Corporate Officer — Title(s): VICE PRESIDENT

Corporate Officer — Title(s): _____

- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: REDIAS ARIZONA LLC

Signer Is Representing: _____

Exhibit A to Special Warranty Deed

Legal Description of Property

PARCEL NO. 1:

THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

THE NORTH HALF OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; AND

BEGINNING AT A POINT 510 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER ON THE NORTH BOUNDARY LINE THEREOF OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST;

THENCE IN A SOUTHERLY DIRECTION IN A STRAIGHT LINE TO A POINT 700 FEET DUE EAST OF THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTH BOUNDARY LINE THEREOF OF SAID SECTION 27;

THENCE WEST 700 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE NORTH 1320 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 27;

THENCE EAST 510 FEET TO THE PLACE OF BEGINNING, THE SAME BEING DESCRIBED AS ALL LAND WEST OF THE SOUTHERN PACIFIC RIGHT-OF-WAY IN THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4:

ALL THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 5 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WEST OF THE WESTERLY BOUNDARY OF THE RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD ACCORDING TO THE OFFICIAL PLAT OF SURVEY OF SAID LAND RETURNED TO THE GENERAL LAND OFFICE BY THE SURVEYOR GENERAL.

EXCEPTING FROM THE PREVIOUSLY DESCRIBED 4 PARCELS ANY PORTION THEREOF LYING WITHIN PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, SLIDE 172.

PARCEL NO. 5:

LOTS 3, 4, 5, 57 THROUGH 66, 68 THROUGH 76, 78 THROUGH 197, 199, 200, 202, 203, 204, 206, 207, 209, 210, 216, 217, 218, 219, 222, 223, 225, 227, 228, 232 THROUGH 306 AND 310 THROUGH 322 OF PICACHO CROSSING, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, SLIDE 172.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/30/2013 1530

FEE NUMBER: 2013-008305

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-12-003E
 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? 249

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

(1) (See list attached) (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Redus Arizona, LLC
c/o Wells Fargo Bank, N.A. 8954 Rio San Diego Drive Ste 403
San Diego, CA 92108

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

COOLIDGE/PICACHO HOLDINGS LLC
c/o Freestone Investments LLC, 1918 Eighth Avenue, Suite 3400
Seattle WA 98101

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

247 lots Picacho Crossings & vacant land
Coolidge, AZ

5. MAIL TAX BILL TO:

COOLIDGE/PICACHO HOLDINGS LLC
c/o Freestone Investments LLC, 1918 Eighth Avenue, Suite 3400
Seattle, WA 98101

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. Agriculture
- 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. 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
- 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 Arizona _____, County of Pinal

Subscribed and sworn to before me on this 30th day of January 20 13
 Notary Public _____

Notary Expiration Date 10/14/2014

10. SALE PRICE: \$ 2,000,000.00 00

11. DATE OF SALE (Numeric Digits): 07 / 12 Month/Year

12. DOWN PAYMENT \$ 1,000,000.00 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: Private Lender

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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
NCS-529322-PHX1(cc) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

Signature of Buyer / Agent _____
 State of Arizona _____, County of Pinal

Subscribed and sworn to before me on this 30th day of January 20 13
 Notary Public _____

Notary Expiration Date 10/14/2016

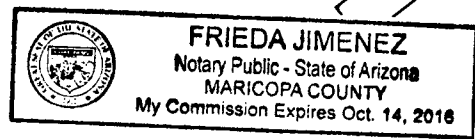


Exhibit "A "

PARCEL NO. 1:

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PARCEL NO. 5

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PICACHO CROSSING