



First American Title

WHEN RECORDED, RETURN TO:

Marc D. Blonstein, Esq.
Berens, Kozub, Kloberdanz & Blonstein, PLC
7047 East Greenway Pkwy., Suite 140
Scottsdale, Arizona 85254

113 585611

DATE/TIME: 02/28/2013 1537

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-017028



SPECIAL WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, SFD Rancho Mirage, LLC, an Arizona limited liability company ("Grantor"), conveys to Rancho Mirage 98, LLC, a Delaware limited liability company ("Grantee"), the real property situated in Pinal County, Arizona, as described in the attached Exhibit "A", which is incorporated by this reference, together with all appurtenant rights and privileges (collectively, the "Property").

SUBJECT TO: All non-delinquent taxes and other assessments, reservations in patents, reserved water rights, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record; all matters that would be revealed by an accurate ALTA survey meeting the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys jointly established by the American Land Title Association and American Congress on Surveying & Mapping in 2011, including all optional items in Table A, Optional Survey Responsibilities and Specifications; all federal, state, and local zoning, building, land use, and environmental laws, ordinances, rules, and regulations.

Grantor hereby warrants and defends the title to the Property, as against all acts of the Grantor and no others, subject to the matters above set forth.

Dated this 25th day of February, 2013.

"Grantor"

SFD Rancho Mirage, L.L.C., an Arizona limited liability company

By: SFD Real Estate Opportunity Fund, L.L.C., an Arizona limited liability company
Its: Member

By: SFD Management L.L.C., an Arizona limited liability company
Its: Manager

By: Saunders & Amos Management, Inc., an Arizona corporation
Its: Manager

By: 
Kirk L Saunders, its President

STATE OF ARIZONA)

COUNTY OF PIMA)

) ss.

The foregoing instrument was acknowledged before me this 20th day of February, 2013, by Kirk L. Saunders, the president of Saunders & Amos Management, Inc., the manager of SFD Management L.L.C., the manager of SFD Real Estate Opportunity Fund, L.L.C., the member of SFD Rancho Mirage, L.L.C., an Arizona limited liability company, who acknowledged that he executed the foregoing document for the purposes therein contained.



Notary Public

My Commission Expires:

November 20, 2014



[Large diagonal watermark text: 'SFD' and 'Rancho Mirage' is visible across the bottom half of the page.]

Exhibit "A "

LOTS 1 THROUGH 98 INCLUSIVE, OF RANCHO MIRAGE ESTATES PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 116 AND AFFIDAVIT(S) OF CORRECTION RECORDED AS 2006-049587 OF OFFICIAL RECORDS AND AS 2007-068715 OF OFFICIAL RECORDS.

WORLDWIDE

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/28/2013 1537

FEE NUMBER: 2013-017028

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 502-55-3430
 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? 97

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

- (1) 502-55-3440 (2) 502-55-3450
 (3) 502-55-3460 (4) 502-55-3470

2. SELLER'S NAME AND ADDRESS:

SFD Rancho Mirage, LLC
P.O. Box 41194
Tucson, AZ 85717

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

Rancho Mirage 98, LLC
8249 East Vista de Valle
Scottsdale, AZ 85255

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

4. ADDRESS OF PROPERTY:

vacant land
Pinal County, AZ

5. MAIL TAX BILL TO:

Rancho Mirage 98, LLC
8249 East Vista de Valle
Scottsdale, AZ 85255

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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.

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28th day of February, 2013

Notary Public

Notary Expiration Date November 20, 2014

Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 28 day of Feb, 2013

Notary Public

Notary Expiration Date 4/25/14

10. SALE PRICE: \$ 3,332,000.00 **00**

11. DATE OF SALE (Numeric Digits): 0 / 2 / 13
 Month/Year

12. DOWN PAYMENT \$ 3,332,000.00 **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:
 \$ 0.00 **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-585611-PHX1 (cap) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"



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