



Recording Requested By:
Empire West Title Agency

And When Recorded Mail To:
THR Phoenix, LP, a Delaware limited partnership
2075 South Cottonwood Drive
Tempe, AZ 85282

DATE/TIME: 03/08/2013 1528

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2013-019343



Escrow No. 22674EW-*LP*

Exempt Per ARS 11 1134-B-9

This area reserved for County
Recorder

2-3

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I,
Depressed Market Real Estate Holding Company II, LLC an Arizona limited liability
company
do hereby convey to
Depressed Market Real Estate Holding Company III, LLC, an Arizona limited liability
company
the following described property situated in the County of **Pinal**, State of **Arizona**:
**Lot 54, PALM SPRINGS UNIT SEVEN, according to the plat of record in the office of the
County Recorder of Pinal County, Arizona, recorded in Book 13 of Maps, Page 51.**

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way,
easements, and all other matters of record.

And I do warrant the title against all persons whomsoever, subject to the matters above set forth.

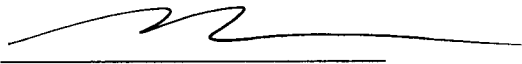
Dated: February 15, 2013

Depressed Market Real Estate Holding Company II, LLC, an Arizona limited liability
company

by: Captial Housing Investing I, LLC, an Arizona limited liability company, Member

by: Guardian Estate Services, LLC, an Arizona limited liability company, Manager

by: Avalanche Investments, LLC, a Nevada limited liability company, its sole
member/Manager

by: 

Chris Stratton, Manager

Dated February 15, 2013

Warranty Deed

Escrow No. 22674EW

STATE OF Arizona
County of Maricopa)SS.

On February 15, 2013, before me, the undersigned Notary Public, personally appeared **Chris Stratton, Managing Member of Avalanche Investments LLC, a Nevada limited liability company**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

10-15-2014

[Signature]
Notary Public



**COURTESY/ACCOMMODATION RECORDING INSTRUCTIONS
NO TITLE LIABILITY**

TO: Empire West Title Agency
6642 East Baseline Road, Suite 104
Mesa, AZ 85206
Phone No. 602-749-7180 Fax No. 602-557-0877
Date: February 15, 2013

Accommodation No.: _____

The following documents are handed to you for recording in the office of the recorder of _____ County, State of AZ, as an accommodation only. You are to make NO demand in connection therewith, and you are relieved of liability and responsibility as to (1) the condition of title to the property therein described, and (2) the validity, sufficiency and effect of said documents. NO title insurance of any nature is to be issued in connection with these documents.

We understand no fee will be charged for this service other than regular recording fee and any other expenses advanced by your company.

DOCUMENT	FIRST PARTY	SECOND PARTY
_____	_____	_____
_____	_____	_____
_____	_____	_____

ADDITIONAL INSTRUCTIONS:

REQUESTING PARTY: Depressed Market Real Estate Holding Company LLC
STREET ADDRESS: 8234 East Palm Lane
CITY, STATE ZIP: Mesa, AZ 85207

(Requesting party signature – REQUIRED) FIRST PARTY

(Date)

(Requesting party signature – REQUIRED) SECOND PARTY

(Date)

Received by: _____ on _____
(Initials – please print))

State of AZ)

)ss.

County of)

This instrument was acknowledged before me this Feb 15, 2013 by Chris Stratton

[Signature]
Notary Public

My commission will expire: 10-15-2014

