



DATE/TIME: 04/30/2013 1312

FEE: \$11.00

PAGES: 5

FEE NUMBER: 2013-035334



**WHEN RECORDED MAIL TO:**

Mr. Lance Keller  
LSH Land Investments III LLC  
9383 E. Bahia Drive Suite 130  
Scottsdale, AZ 85260  
21800-12-02193A2

NORTH AMERICAN TITLE COMPANY

2/4

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Rancho Mirage 93, LLC**, an Arizona limited liability company, the Grantor herein, does hereby convey to **LSH Land Investments III LLC**, an Arizona limited liability company, the Grantee, the following real property situated in Pinal County, Arizona, together with: (a) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, water rights and air rights; (b) any rights to any adjoining strips or gores of property and any land lying within the bed of any adjoining street; and (c) any other rights or privileges appurtenant to such real property or used in connection therewith (collectively referred to herein as the "Property"):

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
HEREIN BY THIS REFERENCE.

SUBJECT TO those items described on Exhibit "B" attached hereto.

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

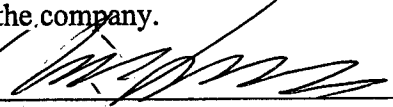
DATED this 26 day of APRIL, 2013.

*[Signature page follows]*



STATE OF ARIZONA }  
 } ss.  
County of Maricopa }

SWORN AND SUBSCRIBED TO before me this 26 day of APRIL,  
2013 by Steven La Terra, known by me to be the Manager of Arret Investments, LLC, an  
Arizona limited liability company, the Manager of Paradigm Private Equity Holdings,  
L.L.C., an Arizona limited liability company, the Manager of Rancho Mirage 93, LLC,  
an Arizona limited liability company, on behalf of the company.

  
\_\_\_\_\_  
Notary Public



This notary certificate is attached to Special Warranty Deed, dated 4-26-2013,  
2013 consisting of 4 pages plus exhibit(s), and was executed by the following: Steven La  
Terra.

**EXHIBIT "A"**

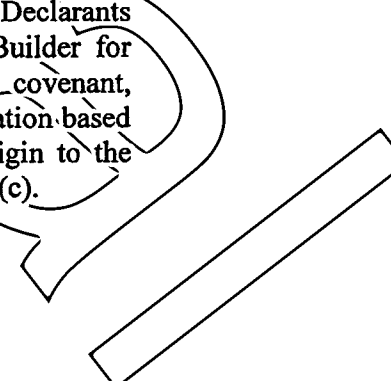
**To Special Warranty Deed  
Legal Description of Property**

Lots 67 and 68, of RANCHO MIRAGE ESTATES PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 113 and Affidavits of Correction recorded as 2006-049584 of Official Records and as 2007-068712 of Official Records.



EXHIBIT "B"

To Special Warranty Deed  
Permitted Exceptions

1. Reservations, rights, easements or other matters as may be set forth in the Patent to said land recorded in the office of the County Recorder, or in acts authorizing the issuance thereof.
  2. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following district(s) and/or association(s): Central Arizona Water Conservation District; Maricopa-Stanfield Irrigation and Drainage District; City of Maricopa Sewer System, Improvement District, Revenue and General Obligation Bonds and Maricopa Flood Control District. (All assessments which are due and payable have been paid).
  3. Liabilities and Obligations imposed upon said land by reason of its inclusion within the following district(s) and/or association(s): Rancho Mirage Master Planned Community Homeowners Association. (All assessments which are due and payable have been paid).
  4. Water rights, claims or title to water, whether or not the matters excepted are shown by the public records.
  5. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat recorded in Cabinet F, Slide 113 and Affidavits of Correction recorded in Fee No. 06-49584 and Fee No. 07-68712, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).
  6. All matters as set forth in covenants, conditions, restrictions and easements in instrument recorded in Fee No. 05-80736 and thereafter Designated Builder recorded in Fee No. 07-123756; First Amendment recorded in Fee No. 08-61135; Second Amendment recorded in Fee No. 08-120565; Notice of Designated Builder for Rancho Mirage recorded in Fee No. 08-119724; Assignemtn of Co-Declarant's Rights recorded in Fee No. 08-120566; Assignment of Co-Declarants Rights recorded in Fee No. 08-120569 and Notice of Designated Builder for Rancho Mirage recorded in Fee No. 12-101589, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 U.S.C. 3604(c).
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# AFFIDAVIT OF PROPERTY VALUE

**1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 502-55-06709  
 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) 502-55-06808 (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

**2 SELLER'S NAME AND ADDRESS:**

Rancho Mirage 93, LLC  
8249 E. Vista de Valle  
Scottsdale, AZ 85255

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

LSH Land Investments III, LLC  
9383 E Bahia Drive, Suite 130  
Scottsdale, Arizona 85260

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

**4 ADDRESS OF PROPERTY:**

Lots 67 & 68 Rancho Mirage  
Maricopa, AZ 85138

**5 MAIL TAX BILL TO:**

LSH Land Investments III, LLC  
9383 E Bahia Drive, Suite 130  
Scottsdale, AZ 85260

**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.

Signature of Seller / Agent

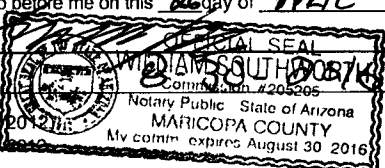
State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 26 day of April 2013

Notary Public

Notary Expiration Date

DOR FORM 82162 (01/2012)

S40AZEA.5846 Rev. 6/3



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 04/30/2013 1312

FEE NUMBER: 2013-035334

**10. SALE PRICE:** \$ 70,400.00 00

**11. DATE OF SALE (Numeric Digits):** 04 13  
 Month / Year

**12. DOWN PAYMENT** \$ 70,400.00 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: \_\_\_\_\_  
 b.  Barter or trade  
 c.  Assumption of existing loan(s)  
 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: \$ 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):**

North American Title Company / Phone (602)294-2200  
3200 E. Camelback Rd., Suite 150  
Phoenix, AZ 85018

**18. LEGAL DESCRIPTION (attach copy if necessary):**

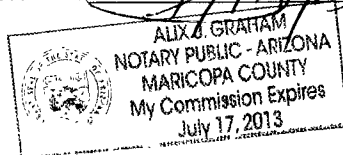
**SEE LEGAL DESCRIPTION ATTACHED HERETO.**

Signature of Buyer / Agent

State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 30 day of April 2013

Notary Public

Notary Expiration Date



**EXHIBIT "A"**

Lots 67 and 68, of RANCHO MIRAGE ESTATES PARCEL 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 113 and Affidavits of Correction recorded in Fee No. 06-49584 and in Fee No. 07-68712.

