



DATE/TIME: 05/09/2013 1432

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First American Title
WHEN RECORDED RETURN TO:

Berens, Kozub, Kloberdanz & Blonstein, PLC
7047 East Greenway Parkway, Suite 140
Scottsdale, Arizona 85254
Attention: Matthew R. Berens, Esq.

112 591115

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RE MAGMA 213, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants, sells and conveys to MAGMA DEVCO, LLC, an Arizona limited liability company ("**Grantee**"), the real property located in Pinal County, Arizona and described on **Exhibit "A"** attached hereto and incorporated herein by this reference, together with Grantor's interest, if any, in and to (i) all buildings, structures and improvements located thereon, including, without limitation, irrigation ditches, gates, valves, pumps, tanks, and wells; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, development agreements, service agreements, utility agreements, well rights, water rights, and air rights; (iii) all oil, gas, and mineral rights not previously reserved; (iv) any adjoining strips, gaps or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; (v) any development fee credits, prepaid fees (including without limitation building permit fees) or prepaid assessments or other credits associated with the Property; and (vi) any other rights or privileges appurtenant to such real property or used in connection therewith (collectively, the "**Property**");

SUBJECT TO: taxes and assessments which are not yet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Pinal County, Arizona (the "**Records**") or to which reference is made in the Records; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other, subject to the matters set forth above.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

DATED as of the 9th day of May, 2013.

RE MAGMA 213, LLC, a Delaware limited liability company, Manager

By: Najafi Investments, LLC, an Arizona limited liability company, Manager

By: TNC Group, Inc., an Arizona corporation, Manager

By: *Tina Rhodes*
Tina Rhodes, Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 8th day of May, 2013, by Tina Rhodes, the Vice President of TNC Group, Inc., an Arizona corporation, the Manager of Najafi Investments, LLC, an Arizona limited liability company, the Manager of RE MAGMA 213, LLC, a Delaware limited liability company, on behalf thereof.

Sheila Aungst
Notary Public

My Commission expires: 4/8/2016



EXHIBIT "A"

LOTS 301 THROUGH 410, INCLUSIVE, LOTS 414 THROUGH 491, INCLUSIVE AND LOTS 495 THROUGH 519, INCLUSIVE, OF MAGMA RANCH II-UNIT 2 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-084092 OF OFFICIAL RECORDS.

HOFFMAN

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