



WHEN RECORDED, RETURN TO:

Wayne C. Norwood and Deborah A. Norwood

DATE/TIME: 07/03/2013 1220

FEE: \$13.00

PAGES: 7

FEE NUMBER: 2013-055458



Escrow No.: 4742006881-CB

SPECIAL WARRANTY DEED

For valuable consideration, ROBSON RANCH MOUNTAINS, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to

Wayne C. Norwood and Deborah A. Norwood, husband and wife

As grantee

("Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Exhibit "A" for the legal description

SUBJECT TO: (a) current taxes, assessments, reservation in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: March 1, 2013

GRANTOR:

ROBSON RANCH MOUNTAINS, LLC,
a Delaware limited liability company

By: Arlington Property Management
Company, an Arizona corporation,
its Manager

By: *Paula Robinson*
Paula Robinson
Its: Controller

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5 day of March, 2013, by Paula Robinson as Controller of Arlington Property Management Company, an Arizona corporation, on behalf of the corporation as Manager of Robson Ranch Mountains, LLC, a Delaware limited liability company, on behalf of the company.

Sheila Mullins
Notary Public

My Commission expires:
May 26, 2015

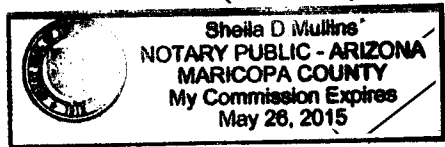


EXHIBIT A

Lot 25, SADDLEBROOKE RANCH UNIT ONE, according to Cabinet G, Slide 39, and Affidavit of Correction recorded at Fee No. 2006-96526, records of Pinal County, Arizona

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

Except all water, oil, gas, minerals and rights thereto.

EXHIBIT "B"

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded, and shall remain in effect with respect to the Property for such nine (9) year period. The Home Builder's Limited Warranty described in this paragraph includes a dispute resolution procedure that involves binding arbitration of disputes regarding (a) the Home Builder's Limited Warranty, (b) the design or construction of the residence and (c) the sale of the property, all as more particularly described therein. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to Grantor at the following address:

9532 East Riggs Road Sun Lakes, Arizona 85248 Attn: Legal Department

Grantee:

Wayne C. Norwood
Wayne C. Norwood

Deborah A. Norwood
Deborah A. Norwood

State of Arizona)

County of Pima)

The foregoing instrument was acknowledged before me on this 28th day of June, 2013 by Wayne C. Norwood _____ and Deborah A. Norwood _____ for the purposes therein contained.

Stella C. Esparza
Notary Public

My Commission Expires:

08.04.2015

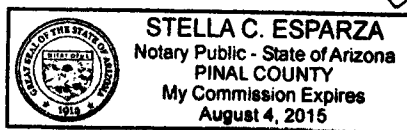


EXHIBIT "C"

RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT

1.

In addition to the foregoing, the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee") of \$25 per month, as increased based on increases in the CPI as set forth below, to the SaddleBrooke Ranch Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.

2.

The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2009, to reflect changes in the Consumer Price Index for All Urban Consumers --U.S. Cities Average--All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984=100) for October, 2007 (the "Base Index") and for October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Robson Ranch Mountains, LLC, a Delaware limited liability company ("RRM"), may substitute such substitute index, reconciled to October, 2007, as reasonably reflects changes in the purchasing power of the dollar.

3.

If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay RRM a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to RRM (or to such other entity as RRM may designate from time to time), by the property owner.

ACCEPTED AND APPROVED:

Wayne C. Norwood
Wayne C. Norwood

Deborah A. Norwood
Deborah A. Norwood

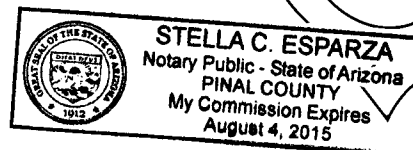
State of Arizona)

County of Pima)

Acknowledged before me on this 28th day of June, 2013 by Wayne C. Norwood and Deborah A. Norwood

Stella C. Esparza
Notary Public

My Commission Expires: 08.04.2015



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Wayne C. Norwood and Deborah A. Norwood, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Special Warranty deed which is Dated March 01, 2013 and executed by Robson Ranch Mountains, LLC, as Grantor and Wayne C. Norwood and Deborah A. Norwood, husband and wife, as Grantee and which instrument concerns the following described property:

See Exhibit A for legal description

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

Wayne C. Norwood
Wayne C. Norwood

Deborah A. Norwood
Deborah A. Norwood

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me this 28th day of June, 2013 by Wayne C. Norwood and Deborah A. Norwood.

Stella C. Esparza
Notary Public

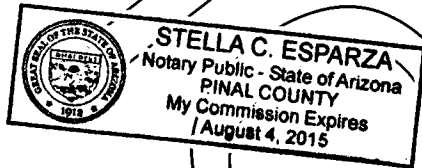


EXHIBIT A

Lot 25, SADDLEBROOKE RANCH UNIT ONE, according to Cabinet G, Slide 39, and Affidavit of Correction recorded at Fee No. 2006-96526, records of Pinal County, Arizona

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statues 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

Except all water, oil, gas, minerals and rights thereto.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 07/03/2013 1220
FEE NUMBER: 2013-055458

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 14 - 0350 -
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?

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

ROBSON RANCH MOUNTAINS
9532 E. Riggs Road
Sun Lakes AZ 85248

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

WAYNE C. NORWOOD, DEBORAH A. NORWOOD
18101 SE 43rd Way
Vancouver WA 98683

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

60422 E. Arroyo Vista Dr., Oracle, Arizona 85623

5. MAIL TAX BILL TO:

WAYNE C. NORWOOD, DEBORAH A. NORWOOD
60422 E Arroyo Vista Dr.
Oracle, AZ 85623

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. Agricultural
- 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 Maricopa

Subscribed and sworn to before me on this 5 day of June 2013

Notary Public Stella C. Esparza

Notary Expiration Date May 26, 2015

DOR FORM 82162 (08/2012)

10. SALE PRICE:

\$ 253,000.00

11. DATE OF SALE (Numeric Digits):

02 / 13

Month / Year

12. DOWN PAYMENT

\$ 70,000.00

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: _____

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:

\$ _____ 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):

BUYER AND SELLER AS SHOWN ABOVE

18. LEGAL DESCRIPTION (attach copy if necessary):



Stella D. Mullins
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
May 26, 2015



STELLA C. ESPARZA
Notary Public - State of Arizona
PINAL COUNTY
My Commission Expires
August 4, 2015

EXHIBIT A

Lot 25, SADDLEBROOKE RANCH UNIT ONE, according to Cabinet G, Slide 39, and Affidavit of Correction recorded at Fee No. 2006-96526, records of Pinal County, Arizona

EXCEPT all oil, gas, other hydrocarbon substances of a gaseous nature, coal, metals minerals, fossils, fertilizer of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

Except all water, oil, gas, minerals and rights thereto.