



RECORDING REQUESTED BY:

Fidelity National Title Agency

AND WHEN RECORDED MAIL TO:

Cody B Lavagnino
1832 W. Desert Canyon Drive
Queen Creek, AZ 85142

DATE/TIME: 08/20/2013 1154

FEE: \$11.00

PAGES: 5

FEE NUMBER: 2013-068334



ESCROW NO.: 41001328-041-JH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration,

AZ Capital Fund, LLC, An Arizona Limited Liability Company

conveys to

Cody B Lavagnino and Rosalee Lavagnino, Husband and Wife

the following real property situated in **Pinal County, Arizona:**

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Dated: July 15, 2013

Grantor(s):

AZ Capital Fund, LLC, An Arizona Limited Liability Company

By: Scottsdale Capital Investment, LLC, an Arizona Limited Liability Company

By: WSLBLD, Inc., an Arizona Corporation

By: J. Patrick Lannan, President

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona
County of Maricopa } ss:

The foregoing document was acknowledged before me this 24 day of July 2013
by J. Patricke Lannan

(Seal)

[Signature]
Notary Public

 **GRETCHEN GOLDSTEIN**
Notary Public—Arizona
Maricopa County
Expires on 12/15/2013

TOP SECRET

Escrow No.: 41001328-041-JH

EXHIBIT "A"
Legal Description

LOT 6, OF PARCEL D AT SKYLINE RANCH PHASE ONE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 37.

Sparr
of
C/S

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Cody B Lavagnino and Rosalee Lavagnino, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated 07/15/2013, and executed by AZ Capital Fund, LLC, An Arizona Limited Liability Company as Grantors, to Cody B Lavagnino and Rosalee Lavagnino, Husband and Wife as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: August 16, 2013

GRANTEES:

Cody B Lavagnino
Cody B Lavagnino

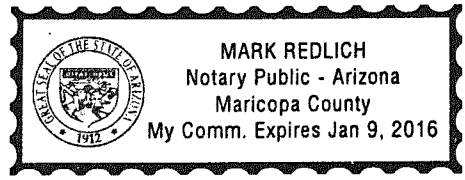
Rosalee Lavagnino
Rosalee Lavagnino

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY WITH
RIGHT OF SURVIVORSHIP "DEED"

State of Arizona }
County of Maricopa } ss:

The foregoing document was acknowledged before me this 16th day of August, 2013
by Cody B Lavagnino and Rosalee Lavagnino

(Seal)



Mark Redlich
Notary Public

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HomeLife

Acptcp

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	509-94-380			
	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:

AZ Capital Fund, LLC
 7520 E Angus Dr
 Scottsdale, AZ 85251

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

Cody B Lavagnino
 3320 E University Dr #2120
 Mesa, AZ 85213

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

4. ADDRESS OF PROPERTY:

1832 W. Desert Canyon Drive
 Queen Creek, AZ 85142

5. MAIL TAX BILL TO:

Cody B Lavagnino
 1832 W. Desert Canyon Drive
 Queen Creek, AZ 85142

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 24 day of July 2013

Notary Public _____

Notary Expiration Date 12-15-13



GRETCHEN GOLDSTEIN
 Notary Public—Arizona
 Maricopa County
 Expires on 12/15/2013

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/20/2013 1154

FEE NUMBER: 2013-068334

10. SALE PRICE: \$ 169,000.00

11. DATE OF SALE (Numeric Digits): June 30, 2013
 Month / Year

12. DOWN PAYMENT \$ 0

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) f. Other financing; Specify: USDA

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:

\$ 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):

BUYERS

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

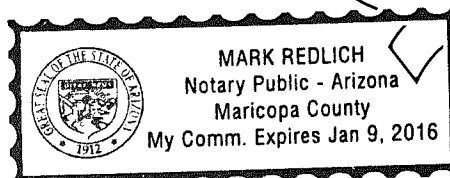
Signature of Buyer / Agent _____

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 16 day of August 2013

Notary Public _____

Notary Expiration Date 1/9/16



MARK REDLICH
 Notary Public - Arizona
 Maricopa County
 My Comm. Expires Jan 9, 2016

Escrow No. 41001328-041-JH

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Signature of Seller / Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 24 day of July 2013
 Notary Public _____
 Notary Expiration Date 12-15-13



GRETCHEN GOLDSTEIN
 Notary Public—Arizona
 Maricopa County
 Expires on 12/15/2013

FOR RECORDER'S USE ONLY

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11. DATE OF SALE (Numeric Digits): June 30, 2013
 Month / Year

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Signature of Buyer / Agent _____
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

Escrow No. 41001328-041-JH

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