



at the request of Pioneer Title Agency, Inc.

When recorded mail to
**Highland Communities Sales
Company, LLC**
Mark D. Pugmire
1425 S. Higley Rd. #101
Gilbert, AZ 85296

05652159-DIW

DATE/TIME: 11/07/2013 1300

FEE: \$11.00

PAGES: 1

FEE NUMBER: 2013-087989



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 210-81-4950

SPECIAL WARRANTY DEED

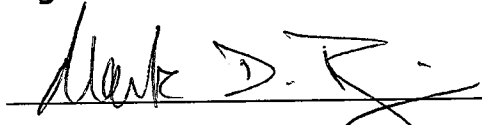
For the consideration of Ten Dollars, and other valuable considerations,
Highland Communities LLC, an Arizona limited liability company
hereafter called the Grantor, hereby conveys to
Highland Communities Sales Company LLC, an Arizona limited liability company
the following real property situated in Pinal County, Arizona, together with all rights and privileges
appurtenant thereto, to wit:
Lot 21, Parcel 19 at Circle Cross Ranch, according to Cabinet G, Slide 4 and Affidavit of Correction
recorded in Document No. 2006-071462, records of Pinal County, Arizona.

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 binds itself and its successors to warrant the title as against its acts and none other,
subject to the matters above set forth.

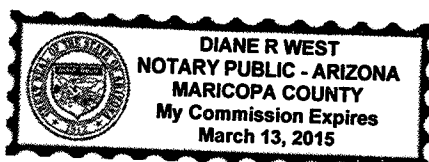
DATED October 29, 2013

Highland Communities LLC


Mark D. Pugmire, Manager

State of Arizona }
 } ss.
County of Maricopa }

The foregoing instrument was acknowledged before me this 5 day of November, 2013, by
Mark D. Pugmire, Manager of Highland Communities Sales Company, LLC.



NOTARY PUBLIC

My commission expires: 3/13/15

Special Warranty Deed - Escrow No. 05652159

05652159
AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-81-4950			
	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:

Highland Communities LLC
1425 S. Higley Rd. #101
Gilbert, AZ 85296

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

Highland Communities Sales Company, LLC
1425 S. Higley Rd. #101
Gilbert, AZ 85296

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

4. ADDRESS OF PROPERTY:

36094 N Matthews Drive
San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:

Highland Communities Sales Company, LLC
1425 S. Higley Rd. #101
Gilbert, AZ 85296

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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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: _____

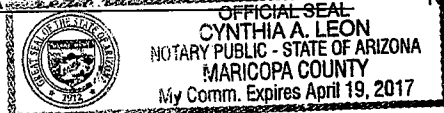
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 7th day of Nov 2013
Notary Public Cynthia A. Leon
Notary Expiration Date 4-19-17



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/07/2013 1300

FEE NUMBER: 2013-087989

10. SALE PRICE: \$ 93,911.00

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

12. DOWN PAYMENT \$ 93,911.00

13. METHOD OF FINANCING:

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

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: _____

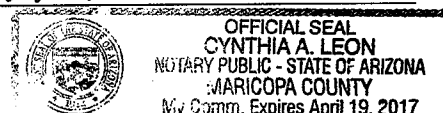
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Pioneer Title Agency, Inc.
2500 S. Power Road, Building 1, STE 101, Mesa, AZ 85209
Phone: (480) 830-9465

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 7th day of Nov 2013
Notary Public Cynthia A. Leon
Notary Expiration Date 4-19-17



Escrow No. 05652159-035-DIW

EXHIBIT "A"
Legal Description

Lot 21, Parcel 19 at Circle Cross Ranch, according to Cabinet G, Slide 4 and Affidavit of Correction recorded in Document No. 2006-071462, records of Pinal County, Arizona.

Not for
Recording