

FIRST AMERICAN TITLE

WHEN RECORDED, RETURN TO:

Walton Arizona, LLC
c/o Walton International Group (USA), Inc.
Attention: Wayne G. Souza, Esq.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251

DATE/TIME: 01/14/2014 10:13
FEE: \$11.00
PAGES: 5
FEE NUMBER: 2014-002076



431648
1011

SPECIAL WARRANTY DEED

HANGER WINTERS VENTURES LLC, an Arizona limited liability (hereinafter called "**Grantor**"), in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid by **WALTON ARIZONA, LLC**, an Arizona limited liability company (hereinafter called "**Grantee**"), the receipt and sufficiency of such consideration being hereby acknowledged and confessed, Grantor does hereby GRANT and CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, the real property located in the County of Pinal and State of Arizona, which is more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "**Land**"), together with all right, title and interest of Grantor, if any, in (i) all improvements and fixtures on the Land, (ii) all oil, gas, coal, and other minerals, whether hydrocarbon or not, in, on or under or that may be produced from the Land (collectively, the "**Minerals**"), (iii) all adjacent and/or contiguous streets, roads, avenues, alleys, and rights of way, (iv) rivers, streams, and strips and gores of land adjoining, adjacent and contiguous thereto, (v) all easements, rights of ingress and egress, rights of way, and covenants appurtenant to the Land, (vi) all riparian rights, surface and underground water rights, and any and all other water rights pertaining to the Land, and (vii) all permits, approvals, licenses, rights, and authorizations and exemptions of any kind from governmental authorities related to the ownership, maintenance, use, development or operation of the Land or any improvements thereon (the Land together with such rights, titles, being collectively called the "**Property**"), subject to, however, those exceptions and encumbrances set forth on Exhibit "B" attached hereto and made a part hereof for all purposes (said exceptions and encumbrances being called the "**Permitted Exceptions**").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, its successors and assigns FOREVER, subject to the Permitted Exceptions, and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against only those persons lawfully claiming any part thereof by, through or under Grantor, but no others.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 13 day of January, 2014.

GRANTOR:

Hanger Winters Ventures LLC, an Arizona limited liability

By: W. Brian Hanger
Name: W. Brian Hanger
Title: managing member

STATE OF ARIZONA
County of Maricopa) ss:

The foregoing instrument was acknowledged before me this 13th day of January, 2014, by W. Brian Hanger, as managing member of Hanger Winters Ventures LLC (an Arizona limited liability company) on behalf thereof.

Randi Jill Atredies
Notary Public

My commission expires:
July 18, 2015

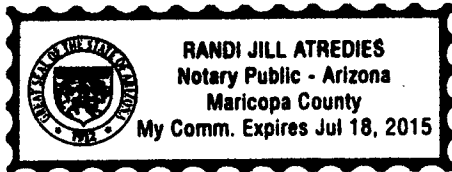


EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

Real property in the City of Coolidge, County of Pinal, State of Arizona, described as follows:

PARCEL NO. 1:

LOTS 1 THROUGH 195, INCLUSIVE AND TRACTS A THROUGH K, INCLUSIVE, OF LANDMARK RANCH PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, PAGE 136, OF OFFICIAL RECORDS.

PARCEL NO. 2:

LOTS 1 THROUGH 137, INCLUSIVE AND TRACTS A THROUGH L, INCLUSIVE, OF LANDMARK RANCH PARCEL 3, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, PAGE 137, OF OFFICIAL RECORDS.

PARCEL NO. 3:

LOTS 1 THROUGH 119, INCLUSIVE AND TRACTS A THROUGH O, INCLUSIVE, OF LANDMARK RANCH PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G OF MAPS, PAGE 138, OF OFFICIAL RECORDS.

EXHIBIT "B" TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Any charge upon said land by reason of its inclusion in Hohokam Irrigation and Drainage District. (All assessments due and payable are paid.)
2. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District. (All assessments due and payable are paid.)
3. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District. (All assessments due and payable are paid.)
4. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Landmark Ranch Parcel 2, as recorded in Cabinet G, Page(s) 136, 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 USC 3604(c).
(Affects Parcel No. 1)
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Landmark Ranch Parcel 3, as recorded in Cabinet G, Page(s) 137, 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 USC 3604(c).
(Affects Parcel No. 2)
7. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Landmark Ranch Parcel 4, as recorded in Cabinet G, Page(s) 138, 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 USC 3604(c).
(Affects Parcel No. 3)
8. An easement for electric transmission line and incidental purposes in the document recorded as Docket 711, Page 635 of Official Records.

9. An easement for electric transmission line and incidental purposes in the document recorded as Docket 740, Page 358 of Official Records.
10. An easement for sewer trunk lines and mains and incidental purposes in the document recorded as Docket 751, Pages 561 and 566 of Official Records.
11. An easement for public utilities and incidental purposes in the document recorded as Docket 861, Page 243 of Official Records.
12. An easement for storm drainage and incidental purposes in the document recorded as Docket 1451, Page 762 of Official Records.
13. The effect of a Resolution of the Board of Supervisors of Pinal County, Arizona designating the City of Coolidge as a Colonia within Pinal County, recorded November 15, 1999 as 1999-051378 of Official Records.
14. The terms and provisions contained in the document entitled "Pre-Annexation and Development Agreement" recorded October 31, 2000 as 2000-045198 of Official Records; First Amendment recorded June 23, 2003 as 2003-041349 of Official Records and Second Amendment recorded June 8, 2004 as 2004-042584 of Official Records.
15. The terms and provisions contained in the document entitled "Agreement and Notice of Municipal Provider Reporting Requirements for Landmark Ranch Unit 1 - Parcels 2, 3 and 4 Regarding Membership in the Central Arizona Groundwater Replenishment District" recorded September 16, 2005 as 2005-123283 of Official Records.
16. The terms and provisions contained in the document entitled "Declaration of Covenants, Conditions and Restrictions for Landmark Ranch Unit 1 - Parcels 2, 3 and 4 Regarding Membership in the Central Arizona Groundwater Replenishment District" recorded September 16, 2005 as 2005-123284 of Official Records.
17. Water rights, claims or title to water, whether or not shown by the public records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 204-37-1890
 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? 453

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

- (1) See Attached Exhibit "B" (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Hanger Winters Ventures LLC
3135 South Price Road Suite 115
Chandler, AZ 85248

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

Walton Arizona, LLC
4800 N. Scottsdale Rd., Ste. 4000
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

Vacant Land
Coolidge, AZ

5. MAIL TAX BILL TO:

Walton Arizona, LLC
4800 N. Scottsdale Rd., Ste. 4000
Scottsdale, AZ 85251

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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 [Signature]

State of Arizona, County of Maricopa

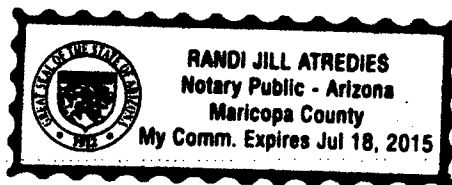
Subscribed and sworn to before me on this 13th day of January 20 14

Notary Public Randi Jill Atredies

Notary Expiration Date July 18, 2015

14

DOR FORM 82162 (08/2012)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/14/2014 1013

FEE NUMBER: 2014-002076

10. SALE PRICE: \$ 1,500,000.00 00

11. DATE OF SALE (Numeric Digits): 1 / 1 / 13
 Month/Year

12. DOWN PAYMENT \$ 1,500,000.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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:

\$ 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):

First American Title Insurance Company National Commercial Services /

2425 E. Camelback Road, Suite 300

Phoenix, AZ 85016

NCS-431648-PHX1 (AG) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

Signature of Buyer / Agent [Signature]

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13 day of January 20 14

Notary Public Marie D Soja

Notary Expiration Date 1-1-15



Exhibit "A"

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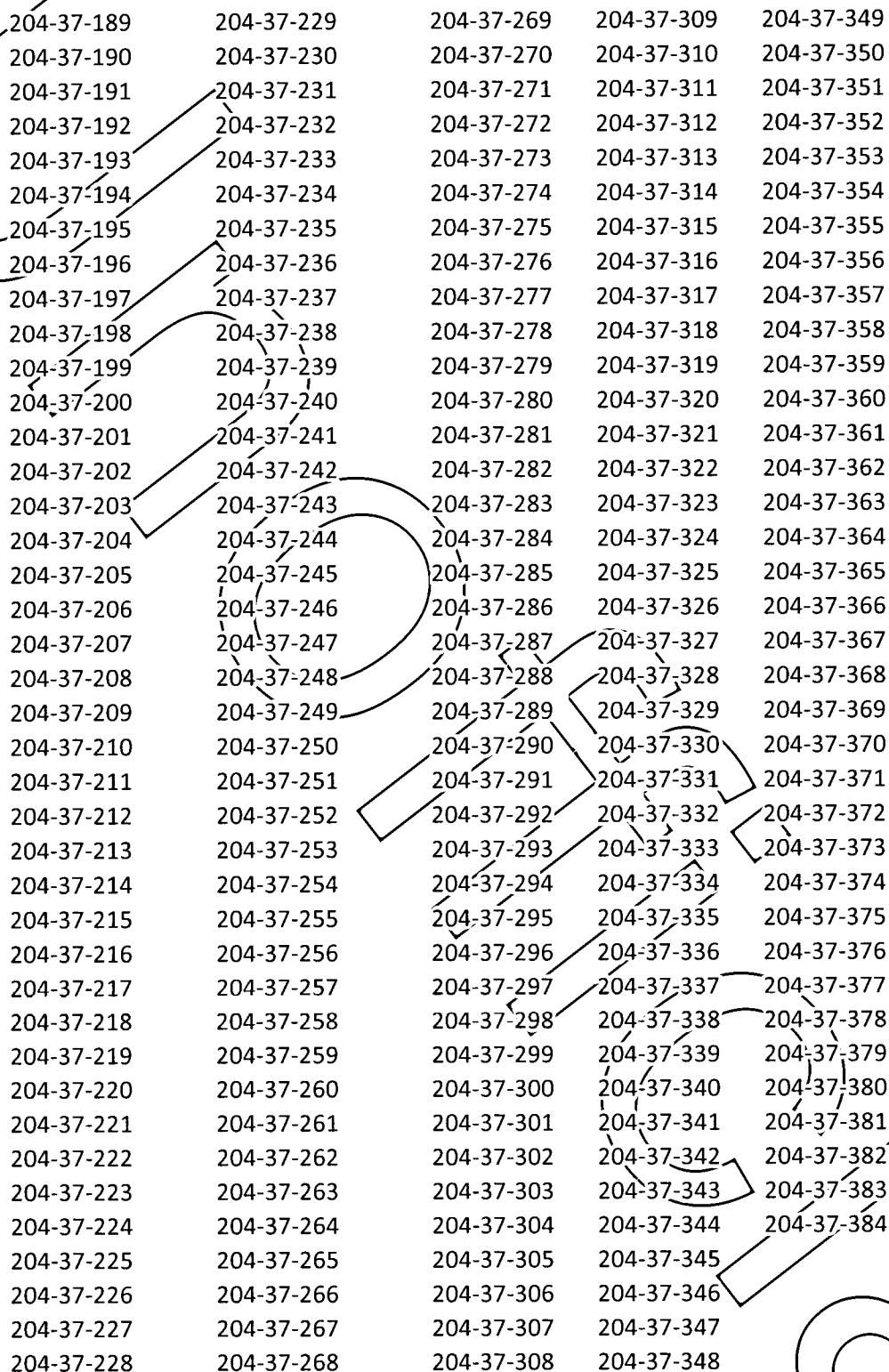
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Exhibit "B" Parcel 1 (Landmark Ranch Parcel 2)

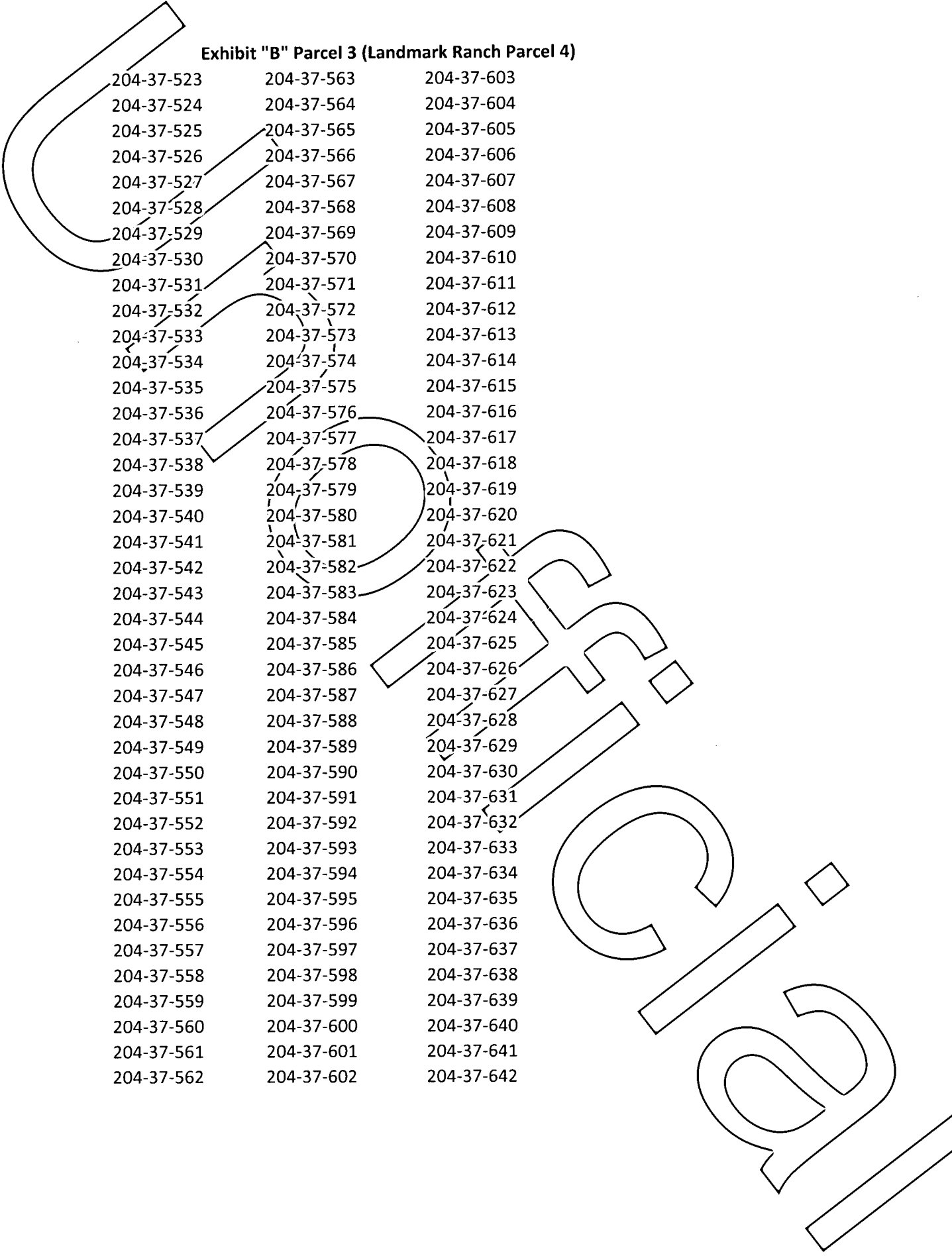


204-37-189	204-37-229	204-37-269	204-37-309	204-37-349
204-37-190	204-37-230	204-37-270	204-37-310	204-37-350
204-37-191	204-37-231	204-37-271	204-37-311	204-37-351
204-37-192	204-37-232	204-37-272	204-37-312	204-37-352
204-37-193	204-37-233	204-37-273	204-37-313	204-37-353
204-37-194	204-37-234	204-37-274	204-37-314	204-37-354
204-37-195	204-37-235	204-37-275	204-37-315	204-37-355
204-37-196	204-37-236	204-37-276	204-37-316	204-37-356
204-37-197	204-37-237	204-37-277	204-37-317	204-37-357
204-37-198	204-37-238	204-37-278	204-37-318	204-37-358
204-37-199	204-37-239	204-37-279	204-37-319	204-37-359
204-37-200	204-37-240	204-37-280	204-37-320	204-37-360
204-37-201	204-37-241	204-37-281	204-37-321	204-37-361
204-37-202	204-37-242	204-37-282	204-37-322	204-37-362
204-37-203	204-37-243	204-37-283	204-37-323	204-37-363
204-37-204	204-37-244	204-37-284	204-37-324	204-37-364
204-37-205	204-37-245	204-37-285	204-37-325	204-37-365
204-37-206	204-37-246	204-37-286	204-37-326	204-37-366
204-37-207	204-37-247	204-37-287	204-37-327	204-37-367
204-37-208	204-37-248	204-37-288	204-37-328	204-37-368
204-37-209	204-37-249	204-37-289	204-37-329	204-37-369
204-37-210	204-37-250	204-37-290	204-37-330	204-37-370
204-37-211	204-37-251	204-37-291	204-37-331	204-37-371
204-37-212	204-37-252	204-37-292	204-37-332	204-37-372
204-37-213	204-37-253	204-37-293	204-37-333	204-37-373
204-37-214	204-37-254	204-37-294	204-37-334	204-37-374
204-37-215	204-37-255	204-37-295	204-37-335	204-37-375
204-37-216	204-37-256	204-37-296	204-37-336	204-37-376
204-37-217	204-37-257	204-37-297	204-37-337	204-37-377
204-37-218	204-37-258	204-37-298	204-37-338	204-37-378
204-37-219	204-37-259	204-37-299	204-37-339	204-37-379
204-37-220	204-37-260	204-37-300	204-37-340	204-37-380
204-37-221	204-37-261	204-37-301	204-37-341	204-37-381
204-37-222	204-37-262	204-37-302	204-37-342	204-37-382
204-37-223	204-37-263	204-37-303	204-37-343	204-37-383
204-37-224	204-37-264	204-37-304	204-37-344	204-37-384
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204-37-227	204-37-267	204-37-307	204-37-347	
204-37-228	204-37-268	204-37-308	204-37-348	

Exhibit "B" Parcel 2 (Landmark Ranch Parcel 3)

204-37-385	204-37-425	204-37-465	204-37-505
204-37-386	204-37-426	204-37-466	204-37-506
204-37-387	204-37-427	204-37-467	204-37-507
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204-37-390	204-37-430	204-37-470	204-37-510
204-37-391	204-37-431	204-37-471	204-37-511
204-37-392	204-37-432	204-37-472	204-37-512
204-37-393	204-37-433	204-37-473	204-37-513
204-37-394	204-37-434	204-37-474	204-37-514
204-37-395	204-37-435	204-37-475	204-37-515
204-37-396	204-37-436	204-37-476	204-37-516
204-37-397	204-37-437	204-37-477	204-37-517
204-37-398	204-37-438	204-37-478	204-37-518
204-37-399	204-37-439	204-37-479	204-37-519
204-37-400	204-37-440	204-37-480	204-37-520
204-37-401	204-37-441	204-37-481	204-37-521
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204-37-416	204-37-456	204-37-496	
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204-37-422	204-37-462	204-37-502	
204-37-423	204-37-463	204-37-503	
204-37-424	204-37-464	204-37-504	

Exhibit "B" Parcel 3 (Landmark Ranch Parcel 4)



204-37-523	204-37-563	204-37-603
204-37-524	204-37-564	204-37-604
204-37-525	204-37-565	204-37-605
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