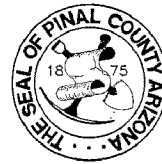


Magnus Title Agency

RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:
DESERT SUN PROPERTIES, LLC A
WYOMING LIMITED LIABILITY
COMPANY
GREGG LANE
88.W. PASTURE CANYON DRIVE
SAN TAN VALLEY, AZ 85143
ESCROW NO.: 02-0404423 - 749 - DF



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 04/09/2014 1156
FEE: \$11.00
PAGES: 3
FEE NUMBER: 2014-020453



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten-Dollars, and other valuable considerations, the undersigned **The Secretary of Housing and Urban Development of Washington DC and/or his/her Successors and Assignors in such office as such**, do/does hereby convey to **Desert Sun Properties, LLC A Wyoming Limited Liability Company**, the following real property situated in **Pinal County, ARIZONA**:

Lot 146, of THE VILLAGE AT COPPER BASIN UNIT 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007-054065.

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

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

The Secretary of Housing and Urban Development (Seller) agrees to sell the property at the price and terms set forth herein, and to prepare a deed containing a covenant which warrants against the acts of the Seller and all claiming by, through or under him.

Dated **April 3, 2014**

ACCEPTED AND APPROVED:

SELLER:

**The U.S Department of Housing and Urban
Development (HUD)**

Escrow No.: 02-02-04044423 - 749 - DF

By: _____

Print

Name: _____

Jose J. Torres

Authorized Agent

Print

Title: _____

WARRANT

State of California }ss:
County of Orange

On April 8, 2014, before
me, The Undersigned

a Notary Public in and for said County and State,
personally appeared

Jose J. Torres

Authorized Agent for

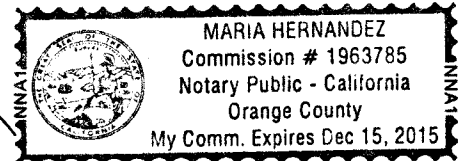
**The Secretary of Housing and Urban Development of
Washington DC and/or his/her Successors and
Assignors in such office as such**

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s)
is/are subscribed to the within instrument and
acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s),
or the entity upon behalf of which the person(s) acted,
executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]

FOR NOTARY SEAL OR STAMP



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-84-146			
	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:

The Secretary of Housing and Urban Development of Washington DC and/or his/her Successors and Assignors in such office as such
 451 7th St. SW
 Washington, DC 20410

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

Desert Sun Properties, LLC A Wyoming Limited Liability Company
 88 W. Pasture Canyon Drive
 San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

3985 E. Copper Rd.
 San Tan Valley, AZ 85143

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Desert Sun Properties, LLC A Wyoming Limited Liability Company
 3985 E. Copper Rd.
 San Tan Valley, AZ 85143
 (b) Next tax payment due 2014

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:

- a. To be used as a primary residence.
 b. To be used as a vacation home or secondary residence.
 c. 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 AZ, County of Maricopa
 Subscribed and sworn to before me on this 9 day of April, 2014
 Notary Public: [Signature]
 Notary Expiration Date: _____
 MYRA EASON
 Notary Public - Arizona
 Maricopa County
 Expires on 02/03/2016

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 04/09/2014 1156
 FEE NUMBER: 2014-020453

10. SALE PRICE: \$ 117,000.00

11. DATE OF SALE (Numeric Digits): April 2014 - 4/17
 Month / Year

12. DOWN PAYMENT \$ 117,000.00

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) f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

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: N/A

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):
 The Secretary of Housing and Urban Development of Washington DC and/or his/her Successors and Assignors in such office as such
 451 7th St SW
 Washington, DC 20410
 Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
 Lot(s) 146, of THE VILLAGE AT COPPER BASIN UNIT 5A

Signature of Buyer / Agent: [Signature]
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 9 day of April, 2014
 Notary Public: [Signature]
 Notary Expiration Date: _____
 MYRA EASON
 Notary Public - Arizona
 Maricopa County
 Expires on 02/03/2016

Escrow No. 04044423-749-DF

EXHIBIT "A"
Legal Description

Lot 146, of THE VILLAGE AT COPPER BASIN UNIT 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 140 and Affidavit of Correction recorded in Fee No. 2007-054065.

ARIZONA
COPPER BASIN