

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail to:
Landmarc Capital

DATE/TIME: 08/06/2014 1107

FEE: \$9.00

PAGES: 3

FEE NUMBER: 2014-045423

Escrow No.: 22000-14-03931



8/6

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Landmarc Capital Partners, LLC, an Arizona limited liability company

do hereby convey to

Thomas J. Giallanza, as Deputy Receiver on behalf of Landmarc Capital & Investment Company, an Arizona corporation

the following described real property situated in Pinal, Arizona.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Exempt Filing Fee ARS #11-1134 B7.

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.

The Grantor binds itself to warrant the title against all acts of the Grantor and no other.

Dated: July 15, 2014

Landmarc Capital Partners LLC

BY: [Signature]

State of ARIZONA
County of MARICOPA

On July 21, 2014 before me, the undersigned a Notary Public in and for said County and State, personally appeared ROBERT HICKLIN of Landmarc Capital Partners LLC 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]
Notary Public

My Commission expires: 4/30/2016

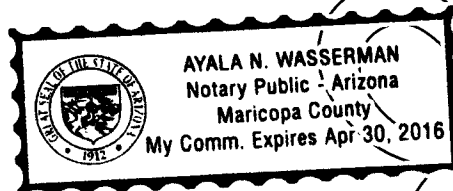


EXHIBIT A

PARCEL NO. 1:

The East 330 feet of the South 710 feet of the East 710 feet of the East half of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPTING THEREFROM the following described property:

Commencing at the Southeast corner of said Section 21;

thence North 00 degrees 10 minutes 38 seconds West, a distance of 50 feet;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 33 feet to the TRUE POINT OF BEGINNING;

thence North 00 degrees 10 minutes 38 seconds West, a distance of 659.93 feet;

thence South 89 degrees 49 minutes 22 seconds West, a distance of 17.00 feet;

thence Southerly, along the arc of a curve to the right with a tangent bearing South 00 degrees 10 minutes 38 seconds East, and having a radius of 1528.20 feet and a central angle of 12 degrees 01 minutes 00 seconds for a arc distance of 321.84 feet to a point of reverse curvature of a tangent line concave to the East;

thence Southerly, along the arc of said curve to the left, having a radius of 1628.20 feet and a central angle of 12 degrees 03 minutes 46 seconds for a arc distance of 292.79 feet, to a point of reverse curvature;

thence Southwesterly, along the arc of said curve to the right having a radius of 50 feet and a central angle of 88 degrees 24 minutes 45 seconds for a arc distance of 77.15 feet, to a point of tangency along the North right of way line of State Highway 287;

thence North 89 degrees 57 minutes 01 seconds East, a distance of 136.74 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of the Southeast quarter of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 21;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 330 feet;

thence North 00 degrees 10 minutes 39 seconds West, a distance of 50 feet to the TRUE POINT OF BEGINNING;

thence continue North 00 degrees 10 minutes 39 seconds West, a distance of 610 feet;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 80 feet;

thence South 00 degrees 10 minutes 39 seconds East, a distance of 610 feet;

thence North 89 degrees 57 minutes 01 seconds East, a distance of 80 feet to the TRUE POINT OF BEGINNING.

ALSO MEASURED AS FOLLOWS:

A portion of that certain parcel of land described in Special Warranty Deed Document No. 1999-050262, Pinal County Records (P.C.R.), lying within Section 21, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 21, from which the east quarter corner of said section, a 3-inch City of Casa Grande brass cap flush, bears North $00^{\circ} 04' 40''$ West, a distance of 2673.96 feet;

THENCE along the east line of said section, North $00^{\circ} 04' 40''$ West, 710.00 feet;

THENCE leaving said east line, South $89^{\circ} 55' 20''$ West, 50.00 feet to a point of intersection with a non-tangent curve, said point also being on the west line of that certain parcel of land in Warranty Deed Document No. 961176 (P.C.R.), and the **POINT OF BEGINNING**;

THENCE southerly along said curve, having a radius of 1528.20 feet, concave westerly, whose radius bears South $89^{\circ} 57' 13''$ West, through a central angle of $12^{\circ} 00' 17''$, a distance of 320.19 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said curve, having a radius of 1628.20 feet, concave easterly, whose radius bears South $77^{\circ} 56' 19''$ East, through a central angle of $10^{\circ} 24' 53''$, a distance of 295.96 feet, to a point of reverse curvature;

THENCE southwesterly along said curve, having a radius of 50.00 feet, concave northwesterly, through a central angle of $88^{\circ} 24' 45''$, a distance of 77.15 feet, to the curve's end and the north right of way line of Florence Boulevard;

THENCE North $89^{\circ} 56' 29''$ West, a distance of 240.64 feet;

THENCE leaving said line, North $00^{\circ} 04' 40''$ West along the prolongation of the east line of Resubdivision of Lowe's-Casa Grande final plat Document No. 2009-019795 (P.C.R.), a distance of 610.00 feet;

THENCE leaving said line, South $89^{\circ} 56' 29''$ East, a distance of 80.00 feet;

THENCE North $00^{\circ} 04' 40''$ West, a distance of 50.00 feet to the north line of the south 710.00 feet of said section;

THENCE South $89^{\circ} 56' 29''$ East, a distance of 280.00 feet, to the **POINT OF BEGINNING**.