

SR



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS**

WHEN RECORDED MAIL TO:

Ben Fatto Limited partnership
1223 S Clearview Ave., Ste 103
Mesa, AZ 85209

DATE/TIME: 02/06/2015 1318
FEES: \$9.00
PAGES: 5
FEE NUMBER: 2015-007544



EXEMPT PER A.R.S. § 11-1134 - B13

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Ben Fatto Limited Partnership, an Arizona limited partnership as to an undivided 45% interest and Viel Gluck Limited Partnership, an Arizona limited partnership as to an undivided 45% interest and Strawberryfields Investments, LLC an Arizona limited liability company as to an undivided 5% and Rembrandt Investments, an Arizona limited liability company as to an undivided 5%

do/does hereby convey to:

Ben Fatto Limited Partnership, an Arizona limited partnership as to an undivided 45% interest and Viel Gluck Limited Partnership, an Arizona limited partnership as to an undivided 45% interest and Strawberryfields Investments, LLC an Arizona limited liability company as to an undivided 5% and Rembrandt Investments, an Arizona limited liability company as to an undivided 5%

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, 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.

Dated February 4, 2015

Grantors signature on next page

Lot 3

That portion of Lot 376 of "CHANDLER HEIGHTS RANCHES UNIT III", according to Book 9 of Maps, page 52, records of Pinal County, Arizona described as follows:

Commencing at the northwest corner of said Lot 376;

Thence North 89 degrees 57 minutes 08 seconds East, (North 89 degrees 52 minutes 46 seconds East-record), along the North line of said Lot 376, a distance of 330.37 feet to the POINT OF BEGINNING;

Thence continuing North 89 degrees 57 minutes 08 seconds East, (North 89 degrees 52 minutes 46 seconds East-record), along the North line of said Lot 376, a distance of 165.19 feet;

Thence South 00 degrees 05 minutes 38 seconds West, a distance of 329.70 feet;

Thence South 89 degrees 57 minutes 08 seconds West, a distance of 165.12 feet;

Thence North 00 degrees 04 minutes 58 seconds East, a distance of 329.70 feet to the POINT OF BEGINNING.

RESERVING THEREFROM a Public Utility Easement covering the North 10.00 feet thereof.

Contains 54,450.00 sq. ft. 1.2500 acres