

Pioneer Title Agency, Inc.



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

WHEN RECORDED MAIL TO:

Highland Communities, L.L.C.
1425 South Higley Rd., Suite 101
Gilbert, Arizona 85296
Attn: Mark Pugmire

DATE/TIME: 06/10/2015 0840

FEE: \$12.00

PAGES: 6

FEE NUMBER: 2015-037542



73500021-DIW

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Taro Properties San Tan 24, LLC, an Arizona limited liability company, the Grantor herein, does hereby convey to Highland Communities, L.L.C., an Arizona limited liability company, the Grantee, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN
BY THIS REFERENCE.

SUBJECT TO those items described on Exhibit "B" attached hereto.

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 this 5 day of June, 2015.

[signature page follows]

RECORDED

Signature page to Special Warranty Deed:

GRANTOR:

TARO PROPERTIES SAN TAN 24, LLC, an Arizona limited liability company

By: Taro Ventures Arizona, LLC, an Arizona limited liability company

Its: Manager

By: 

William Southworth

Its: Designated Member

STATE OF ARIZONA

}
-ss.
}

County of Maricopa

SWORN AND SUBSCRIBED TO before me this 5th day of June, 2015, by William Southworth, known by me to be the Designated Member of Taro Ventures Arizona, LLC, an Arizona limited liability company, the Manager of Taro Properties San Tan 24, LLC, an Arizona limited liability company, on behalf of the company.


Notary Public

My Commission Expires:

Aug 18, 2017

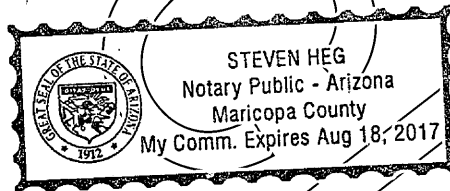


EXHIBIT "A"

Lots 16 and 30, San Tan Heights Parcel A-9, according to Cabinet E, Slide 118, and Certificates of Correction recorded in Document No. 2005-075238, in Document No. 2005-136126, and in Document No. 2005-139473, records of Pinal County, Arizona;

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EXHIBIT "B"

Permitted Exceptions to Special Warranty Deed

See Exhibit "B" attached hereto and by this reference made a part hereof.

WORLDWIDE

EXHIBIT B

**SCHEDULE B – SECTION II
EXCEPTIONS**

Schedule B of the policy to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date of the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
1. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
 2. WATER RIGHTS, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records. This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
 3. OBLIGATIONS imposed upon said land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes, excluding however Municipal or County Improvement Districts.
 4. LIABILITIES AND OBLIGATIONS imposed by reason of the inclusion of said land within the following named district(s):

San Tan Heights Homeowners Association
 5. LIABILITIES AND OBLIGATIONS imposed by reason of the inclusion of said land within the following named district(s):

Central Arizona Water Conservation District
Central Arizona Ground Water Replenishment District
Phoenix Active Management Area Groundwater Recovery District
New Magma Irrigation and Drainage District
 6. TAXES AND ASSESSMENTS collectible by the County Treasurer, a lien not yet due and payable for the following year:

2015
 7. EASEMENTS, restrictions, reservations and conditions as set forth on the plat recorded in Cabinet E of Maps, Slide 117.
 8. EASEMENTS, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision.
 9. RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument:

Recorded in Document No.	2002-004822
Recorded in Document No.	2004-073350
Recorded in Document No.	2007-002256

SCHEDULE B – SECTION II – EXCEPTIONS - continued

10. The terms and provisions contained in the document entitled "Construction License and Indemnity Agreement" recorded September 17, 2004 as 2004-073365 of Official Records.
11. The terms and provisions contained in the document entitled "Ironwood/Vineyard/Gantzel Road Development Agreement for San Tan Heights A1-A9" recorded December 01, 2004 as 2004-098555 of Official Records.
12. The terms and provisions contained in the document entitled "Memorandum of Master Utility Agreement" recorded August 26, 2010 as 2010-080561 of Official Records.
13. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 2005-127193
Purpose electrical power and appurtenant facilities
14. EASEMENT and rights incident thereto, as set forth in instrument:
Recorded in Document No. 2005-146467
Purpose electrical power and appurtenant facilities

END OF SCHEDULE B – SECTION II

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-95-9120
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) 509-95-9260 (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Taro Properties San Tan 24, LLC
8249 E Vista de Valle
Scottsdale, AZ 85255

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

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

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Lots 16 & 30 San Tan Heights
Queen Creek, AZ 85142

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

See # 3 above

(b) Next tax payment due 10-1-15

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

See reverse side for definitions of a "primary residence, secondary residence" and "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.

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 _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20__

Notary Public _____

Notary Expiration Date _____

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 172,820.00

11. DATE OF SALE (Numeric Digits): 06 / 2015
Month / Year

12. DOWN PAYMENT \$ 172,820.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- 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: None

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 5 day of JUNE 2015

Notary Public _____

Notary Expiration Date 3/13/19

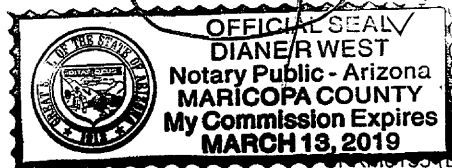


EXHIBIT "A"
Legal Description

LOTS 16 AND 30, OF SAN TAN HEIGHTS PARCEL A-9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 118 AND CERTIFICATE OF CORRECTION RECORDED AS 2005-075238 OF OFFICIAL RECORDS; RECORDED AS 2005-136126 OF OFFICIAL RECORDS AND RECORDED AS 2005-139473 OF OFFICIAL RECORDS.

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