



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

RECORDING REQUESTED BY
Old Republic Title Agency

ORDER #: 4729008765

WHEN RECORDED MAIL TO:

Jose A.S. Trujillo
Isabel F. Trujillo
5853 N. Turquoise Lane
Eloy, AZ 85131

Electronically Recorded

DATE/TIME: Nov 25, 2015 4:08 PM

FEE: \$ 17.00

PAGES: 6

FEE NUMBER: 2015-076416



SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, SUN LAKES – CASA GRANDE DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to **JOSE A.S. TRUJILLO AND ISABEL F. TRUJILLO, HUSBAND AND WIFE**, whether one or more, ("Grantee") the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Exhibit A attached hereto and made a part hereof. Pursuant to ARS 33-404, Beneficiaries names and addresses are attached.

SUBJECT TO: (a) current taxes, assessments, reservations in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: 10/28/2015

GRANTOR:

SUN LAKES – CASA GRANDE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Arlington Property Management Company, an Arizona corporation, its Manager

By: Paula Robinson
Paula Robinson
Assistant Secretary/Assistant Treasurer

STATE OF ARIZONA)
County of Maricopa)

The foregoing instrument was acknowledged before me this 2 day of November, 2015, by Paula Robinson, as Assistant Secretary and Assistant Treasurer of Arlington Property Management Company, an Arizona corporation, on behalf of the corporation, as Manager of Sun Lakes – Casa Grande Development, LLC, a Delaware limited liability company, on behalf of the company.

Sheila Mullins
Notary Public

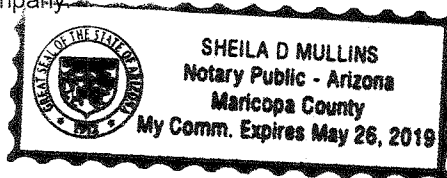


EXHIBIT A

Lot 25, ROBSON RANCH-ARIZONA UNIT NINETEEN "B", According to final Plat recorded at Fee No. 2013-083804, records of Pinal County, Arizona

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, page 393.

Official's

EXHIBIT "B"

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded, and shall remain in effect with respect to the Property for such nine (9) year period. The Home Builder's Limited Warranty described in this paragraph includes a dispute resolution procedure that involves binding arbitration of disputes regarding (a) the Home Builder's Limited Warranty, (b) the design or construction of the residence and (c) the sale of the property, all as more particularly described therein. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to Grantor at the following address:

9532 East Riggs Road Sun Lakes, Arizona 85248 Attn: Legal Department

Grantee:

Jose A.S. Trujillo
Jose A.S. Trujillo

Isabel F. Trujillo
Isabel F. Trujillo

State of Arizona

County of Pinal

The foregoing instrument was acknowledged before me on this 24 day of November, 2015 by Jose A.S. Trujillo and Isabel F. Trujillo, for purposes contained therein.

Robert James Palmer Jr
Notary Public

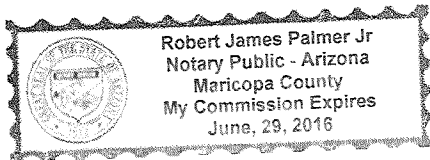



EXHIBIT "C"

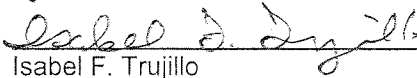
RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT

1. In addition to the foregoing, the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee"), the original amount of which as established under the Declaration of Covenants, Conditions and Restrictions of Robson Ranch – Casa Grande Resort Community recorded on May 5, 2005 was \$25 per month, as increased based on increases in the CPI as set forth below, to the Robson Ranch – CG Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.
2. The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2007, to reflect changes in the Consumer Price Index for All Urban Consumers -- U.S. Cities Average -- All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984 = 100) from October, 2005 to October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Sun Lakes – Casa Grande Development, LLC, a Delaware limited liability company ("Casa Grande Development"), may substitute such substitute index, reconciled to October, 2005, as reasonably reflects changes in the purchasing power of the dollar.
3. If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay Casa Grande Development a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to Casa Grande Development (or to such other entity as Casa Grande Development may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

Grantee:


Jose A.S. Trujillo

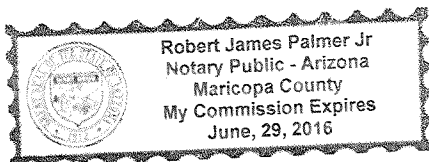

Isabel F. Trujillo

State of Arizona

County of Pinal

The foregoing instrument was acknowledged before me on this 24 day of November, 2015 by Jose A.S. Trujillo and Isabel F. Trujillo, for purposes contained therein.


Notary Public



Escrow No.: 4729008765

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Jose A. S. Trujillo and Isabel F. Trujillo, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain special warranty deed which is Dated October 28, 2015 and executed by Sun Lakes - Casa Grande Development, LLC, a Delaware limited liability company, as Grantor and Jose A. S. Trujillo and Isabel F. Trujillo, husband and wife, as Grantee and which instrument concerns the following described property:

See "Exhibit A" attached hereto and made a part hereof.

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us, individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

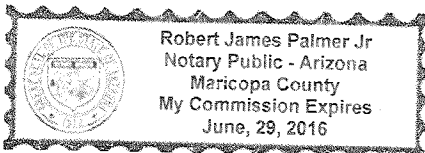
Jose A. S. Trujillo
Jose A. S. Trujillo

Isabel F. Trujillo
Isabel F. Trujillo

State of Arizona
County of Pinal

The foregoing instrument was acknowledged before me this 24th day of November, 2015 by Jose A. S. trujillo and Isabel F. Trujillo.

Robert James Palmer Jr
Notary Public



Large stylized watermark text, possibly reading 'SUN LAKES' or similar, oriented diagonally across the page.

EXHIBIT A

Lot 25, ROBSON RANCH-ARIZONA UNIT NINETEEN "B", According to final Plat recorded at Fee No.-2013-083804, records of Pinal County, Arizona

EXCEPTING THEREFROM all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description, together with all uranium, thorium, or any other material which is or may be determined by the laws of the United States, or of this state, or decisions court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, or under the above described lands, as set forth in the recorded patent recorded in Docket 959, page 393.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 402 - 31 - 6810 -
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:

SUN LAKES - CASA GRANDE DEVELOPMENT, LLC
9532 E. Riggs Road
Sun Lakes AZ 85248

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

JOSE A. S. TRUJILLO, ISABEL F. TRUJILLO
488 E. Ash St.
Huachuca City AZ 85616-9665

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

5853 N. Turquoise Lane, Eloy, Arizona 85131

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

JOSE A. S. TRUJILLO, ISABEL F. TRUJILLO
5853 N. Turquoise Lane
Eloy AZ 85131

(b) Next tax payment due 03/01/2016

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 definition of a "primary residence, secondary 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.

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]
Signature of Seller / Agent

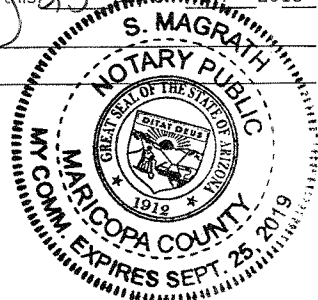
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of Nov. 2015

Notary Public [Signature]

Notary Expiration Date _____

DOR FORM 82162 (4/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/25/ 2015 4:08 PM

FEE NUMBER: 2015-076416_AOPV

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: \$ 193,597.00

11. DATE OF SALE (Numeric Digits): 08 / 15
Month / Year

12. DOWN PAYMENT \$ 36,597.00

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: \$ _____ 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):

BUYER AND SELLER AS SHOWN ABOVE

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "A" ATTACHED HERETO

[Signature]
Signature of Buyer / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me on this 24 day of Nov. 2015

Notary Public [Signature]

Notary Expiration Date June 29 2016

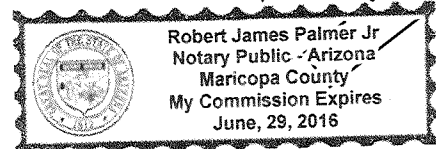


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