



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Highland Communities LLC
Mark D. Pugmire
1425 S. Higley Rd. #101
Gilbert, AZ 85296

73500286-DIW

DATE/TIME: 01/13/2016 1619
FEE: \$17.00
PAGES: 7
FEE NUMBER: 2016-002285



Tax Code: 509-14-039-C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAPTION HEADING: Special Warranty Deed

This document is being recorded to correct the Legal Description recorded in
Document 2015-083267

1014

DO NOT REMOVE
THIS IS PART OF THE OFFICIAL DOCUMENT

Official Records

(THIS FORM IS FOR RECORDER'S USE ONLY)

Recording Cover Sheet
73500286

at the request of Pioneer Title Agency, Inc.

When recorded mail to
Highland Communities LLC
Mark D. Pugmire
1425 S. Higley Rd. #101
Gilbert, AZ 85296

73500286-DIW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Tax Parcel No.: 509-14-039-C

SPECIAL WARRANTY DEED

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

Ben Fatto Limited Partnership, an Arizona Limited Partnership and Viel Gluck Limited Partnership, an Arizona Limited Partnership and Strawberryfields Investments, LLC, an Arizona Limited Liability Company and Rembrandt Investments, L.L.C., an Arizona Limited Liability Company, as to an undivided 5% interest

hereafter called the Grantor, hereby conveys to

Highland Communities LLC, an Arizona Limited Liability Company, an Arizona Limited Liability Company 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 made a part hereof.

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.

And the Grantor binds itself and its successors to warrant the title as against its acts and none other, subject to the matters above set forth.

DATED December 23, 2015

Ben Fatto Limited Partnership, an Arizona Limited Partnership

By: Ben Fatto, L.L.C., an Arizona Limited Liability Company
Its: General Partner



Craig D. Cardon, Manager

Viel Gluck Limited Partnership, an Arizona Limited Partnership

By: Viel Gluck L.L.C., an Arizona Limited Liability Company
Its: General Partner



Elijah T. Cardon, Manager

Strawberryfields Investments, LLC, an Arizona Limited Liability Company

Rembrandt Investments, L.L.C., an Arizona Limited Liability Company

By: Cardon Hiatt Investments, L.L.C. an Arizona Limited Liability Company
Its: Manager


Cameron Macdonald, Manager


Craig D. Cardon, Manager

Rembrandt Investments, L.L.C., an Arizona Limited Liability Company

Rembrandt Investments, L.L.C., an Arizona Limited Liability Company

By: Cardon Bowden Investments, L.L.C., an Arizona Limited Liability Company
Its: Manager


Elijah T. Cardon, Manager


Travis Hansen, Manager

State of Arizona }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 13 day of JANUARY, 2016, by Elijah T. Cardon, Manager of Viel Gluck, LLC as General Partner of Viel Gluck Limited Partnership.

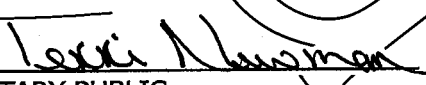



NOTARY PUBLIC
My commission expires:

State of Arizona }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 12 day of JANUARY, 2016 by Craig D. ~~Cardon~~, Manager of Ben Fatto, LLC as General Partner of Ben Fatto Limited Partnership.
Cardon




NOTARY PUBLIC
My commission expires: 7/18/2019
Special Warranty Deed - Escrow No. 73500286

State of Arizona

County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 12 day of JANUARY, 2016, by Cameron Macdonald, Manager of Strawberryfields Investments, LLC

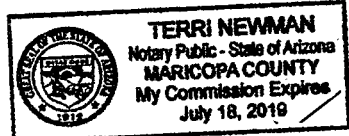


T. Newman
NOTARY PUBLIC
My commission expires: 7/18/2019

State of Arizona

County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 12 day of JANUARY, 2016, by Craig D. Cardon, as Manager of Cardon Hiatt Investments, LLC as Manager of Rembrandt Investments LLC



T. Newman
NOTARY PUBLIC
My commission expires: 7/18/2019

State of Arizona

County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 13 day of JANUARY, 2016, by Elijah T. Cardon, Manager of Cardon Bowden Investments, LLC as Manager of Rembrandt Investments, LLC



T. Newman
NOTARY PUBLIC
My commission expires:

State of Arizona }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 12 day of JANUARY, 2016, by Travis Hansen, Manager of Rembrandt Investments, LLC.

TERRI NEWMAN
NOTARY PUBLIC
My commission expires: 7/18/2019



THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Special Warranty Deed

Date of Document: December 23, 2015 / Consisting of 5 pages
Parties to Document:
Highland Communities LLC
Ben Fatto Limited Partnership, an Arizona Limited Partnership and Viel Gluck Limited Partnership, an Arizona Limited Partnership and Strawberryfields Investments, LLC, an Arizona Limited Liability Company and Rembrandt Investments, L.L.C., an Arizona Limited Liability Company

Escrow.com

Exhibit "A"

Parcel No. 1

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.

Parcel No. 2

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 165.19 feet;

Thence South 00 degrees 04 minutes 18 seconds West, a distance of 329.69 feet;

Thence South 89 degrees 57 minutes 08 seconds West, a distance of 165.12 feet to a point on the West line of said Lot 376;

Thence North 00 degrees 03 minutes 38 seconds East (North 00 degrees 07 minutes 06 seconds East-record), along said West line, a distance of 329.69 feet to the POINT OF BEGINNING.

Parcel No. 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 165.19 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 165.18 feet;

Thence South 00 degrees 04 minutes 58 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 18 seconds East, a distance of 329.69 feet to the POINT OF BEGINNING.

Parcel No. 4

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 795.56 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 165.18 feet to the Northeast corner of said Lot 376;

Thence South 00 degrees 06 minutes 18 seconds West (South 00 degrees 07 minutes 16 seconds West-record), 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 05 minutes 38 seconds East, a distance of 329.70 feet to the POINT OF BEGINNING.

73500286

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-14-039-C
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:

Ben Fatto Limited Partnership, an Arizona Limited Partnership and Viel Gluck Limited Partnership, an Arizona Limited Partnership and Strawberryfields Investments, LLC, an Arizona Limited Liability Company and Rembrandt Investments, L.L.C., an Arizona Limited Liability Company
1223 S. Clearview Ave. Ste 103
Mesa, AZ 85209

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 1-4
Queen Creek, AZ 85142

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

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

(b) Next tax payment due October 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 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.

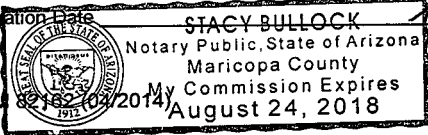
Signature of Seller / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 12th day of Jan, 2016

Notary Public Stacy Bullock

Notary Expiration Date Aug 24 2018



DOR FORM 30182-02/2014

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2016-002285
RECORD DATE 01/13/2016

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: \$ 300,000.00

11. DATE OF SALE (Numeric Digits): 12 / 2016
Month / Year

12. DOWN PAYMENT \$ 140,000.00

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: _____

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.

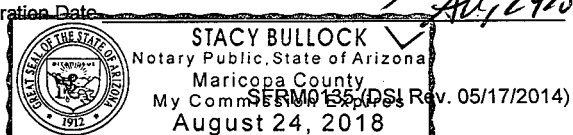
Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 12th day of Jan, 2016

Notary Public Stacy Bullock

Notary Expiration Date Aug 24 2018



My Commission Expires August 24, 2018 (Rev. 05/17/2014)

Lot 1

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:

BEGINNING 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), a distance of 165.19 feet;

Thence South 00 degrees 04 minutes 18 seconds West, a distance of 329.69 feet;

Thence South 89 degrees 57 minutes 08 seconds West, a distance of 165.12 feet to a point on the West line of said Lot 376;

Thence North 00 degrees 03 minutes 38 seconds East (North 00 degrees 07 minutes 06-seconds East-record), along said West line, a distance of 329.69 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

Lot 2

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 165.19 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 165.18 feet;

Thence South 00 degrees 04 minutes 58 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 18 seconds East, a distance of 329.69 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

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

Lot 4

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 495.56 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 165.18 feet to the northeast corner of said Lot 376;

Thence South 00 degrees 06 minutes 18 seconds West (South 00 degrees 07 minutes 16 seconds West-record), 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 05 minutes 38 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 and the East 10.00 feet thereof.

Contains 54,450.00 sq. ft. 1.2500 acres

Exhibit "A"

Parcel No. 1

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.

Parcel No. 2

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;

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Thence South 00 degrees 04 minutes 18 seconds West, a distance of 329.69 feet;

Thence South 89 degrees 57 minutes 08 seconds West, a distance of 165.12 feet to a point on the West line of said Lot 376;

Thence North 00 degrees 03 minutes 38 seconds East (North 00 degrees 07 minutes 06 seconds East-record), along said West line, a distance of 329.69 feet to the POINT OF BEGINNING.

Parcel No. 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 165.19 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 165.18 feet;

Thence South 00 degrees 04 minutes 58 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 18 seconds East, a distance of 329.69 feet to the POINT OF BEGINNING.

Parcel No. 4

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 795.56 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 165.18 feet to the Northeast corner of said Lot 376;

Thence South 00 degrees 06 minutes 18 seconds West (South 00 degrees 07 minutes 16 seconds West-record), 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 05 minutes 38 seconds East, a distance of 329.70 feet to the POINT OF BEGINNING.