



Recording Requested by:
First American Title Insurance Company National
Commercial Services
When recorded mail to:
PLHAZ LAREDO, LLC
2915 East Baseline Road, Suite 118
Gilbert, AZ 85234

DATE/TIME: 02/26/2016 1314

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2016-011472



116

SPECIAL WARRANTY DEED

File No. NCS-767367-PHX1 (AS)

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

LSH LAREDO 18 LLC, an Arizona limited liability company and LSH LAND INVESTMENTS IV LLC, an Arizona limited liability company, the GRANTOR does hereby convey to

PLHAZ LAREDO, LLC, an Arizona limited liability company, the GRANTEE

the following described real property-situate in Pinal County, Arizona:

LOTS 701, 702, 748, 750, 751, 753, 754, 762, 763, 764, 765, 766, 767, 768 AND 769, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET G, SLIDE 33 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-077552 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2014-006699 OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements 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 set forth.

File No.: NCS-767367-PHX1
(AS)
A.P.N.: 109277030

Warranty Deed - continued

DATED: February 22, 2016

LSH LAREDO 18 LLC, an Arizona limited liability company

LSH LAND INVESTMENTS IV LLC, an Arizona limited liability company

By: 

Name: Lance Keller
Title: Manager/Member

By: 

Name: Lance Keller
Title: Manager/Member

OFFICIALS

File No.: NCS-767367-PHX1
(AS)
A.P.N.: 109277030

Warranty Deed - continued

STATE OF AZ)
County of MARICOPA)ss.

On FEB. 23, 2014, before me, the undersigned Notary Public, personally appeared LANCE KELLER, 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.

My Commission Expires: 3/26/18

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-27-7020 3 - SPLIT
BOOK MAP PARCEL

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? 14

Please list the additional parcels below (attach list if necessary):

- (1) See Exhibit "A" attached (3) hereto
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

LSH LAREDO 18 LLC and LSH LAND INVESTMENTS IV LLC
16009 North 81st Street, Suite 130
Scottsdale, AZ 85260

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

PLHAZ LAREDO, LLC
2915 East Baseline Road, Suite 118
Gilbert, AZ 85234

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

See APN's attached here as Exhibit "A"
AZ

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

PLHAZ LAREDO, LLC
2915 East Baseline Road, Suite 118
Gilbert, AZ 85234

(b) Next tax payment due October 1, 2016

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

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

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" 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 Pinal
Subscribed and sworn to before me on this 26th day of February 20 16
Notary Public _____
Notary Expiration Date 10-14-2016

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 02/26/2016 1314

FEE NUMBER: 2016-011472

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

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

10. SALE PRICE: \$600,000.00 00

11. DATE OF SALE (Numeric Digits): 0 2 / 1 6 Month/Year

12. DOWN PAYMENT \$600,000.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade
- c. Assumption of existing loan(s) f. Other financing; Specify: _____
- d. Seller Loan (Carryback)

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: \$ 0.00 00 AND
briefly describe the Personal Property: N/A

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):

First American Title Insurance Company, National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "B" attached hereto

Signature of Buyer / Agent _____
State of Arizona _____, County of Pinal
Subscribed and sworn to before me on this 26th day of February 20 16
Notary Public _____
Notary Expiration Date 10-14-2016



EXHIBIT "B"

LOTS 701, 702, 748, 750, 751, 753, 754, 762, 763, 764, 765, 766, 767, 768 AND 769 ,OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET G, SLIDE 33 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-077552 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AS 2014-006699 OF OFFICIAL RECORDS.

WORLDWIDE

Exhibit "A" to Affidavit of Property Value

109-27-7020 3

109-27-7030 2

109-27-7490 8

109-27-7510 3

109-27-7520 2

109-27-7530 1

109-27-7550 9

109-27-7630 9

109-27-7640 8

109-27-7650 7

109-27-7660 6

109-27-7670 5

109-27-7680 4

109-27-7690 3

109-27-7700 0