



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: 10/21/2016 1516
FEE: \$15.00
PAGES: 12
FEE NUMBER: 2016-070927



Tax Code: 509-14-039-C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CAPTION HEADING: Special Warranty Deed

This document is being re-recorded to correct the Grantor's vesting 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% interest and Rembrandt Investments, L.L.C., an Arizona Limited Liability Company, an to an undivided 5% interest

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

Recording Cover Sheet
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Mark D. Pugmire
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DATE/TIME: 03/24/2016 1335
FEE: \$15.00
PAGES: 11
FEE NUMBER: 2016-017640



Tax Code: 509-14-039-C

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This document is being re-recorded for the sole purpose of correcting the legal description

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

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



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Tax Code: 509-14-039-C

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

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Mark D. Pugmire
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Tax Code: 509-14-039-C

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Gilbert, AZ 85296

73500286-DIW

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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

Special Warranty Deed - Escrow No. 73500286

Strawberryfields Investments, LLC, an
Arizona Limited Liability Company


Cameron Macdonald, Manager

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

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


Craig D. Cardon, Manager

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

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


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

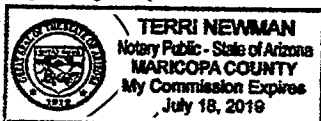



NOTARY PUBLIC
My commission expires: 7/18/2019
Special Warranty Deed Escrow No. 73500286

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



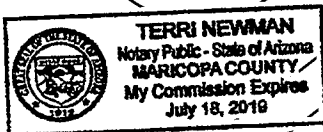
T. Newman
NOTARY PUBLIC

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

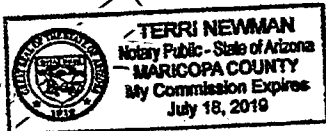
My commission expires:

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

Special Warranty Deed - Escrow No. 73500286

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.

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~~ 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.