

# FIDELITY NATIONAL TITLE

When recorded return to:

Whitewing Land Investment, LLC  
Attention: Andrew Martin  
4915 East Baseline Road, Suite 105  
Gilbert, Arizona 85234

55000415 (3 of 4)



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 07/13/2017 1627

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2017-049976



## SPECIAL WARRANTY DEED

For valuable consideration, CBAM PROPERTIES, LLC, an Arizona limited liability company ("**Grantor**"), hereby conveys to WHITEWING LAND INVESTMENT, LLC, an Arizona limited liability company ("**Grantee**"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto (the "**Property**"):

**See Exhibit "A" attached hereto,**

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions, obligations, liabilities, and other matters as may appear of record, and all matters that an accurate survey of the Property or physical inspection of the Property would disclose.

Notwithstanding any warranty that may otherwise be implied from the use of any word, phrase or clause herein, Grantor does not warrant title to the Property other than to covenant and agree that Grantor has not encumbered the Property by its own acts except as referenced above, without warranty as to the acts of any other party.

*[Continued on Following Page]*

DATED this 13th day of July, 2017.

CBAM PROPERTIES, LLC,  
an Arizona limited liability company

By: Martin Holdings IV, LLC,  
an Arizona limited liability company

Its: Member

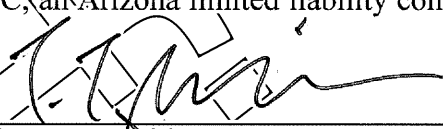
By:   
Andrew Martin, Sole Member

STATE OF ARIZONA

County of Maricopa

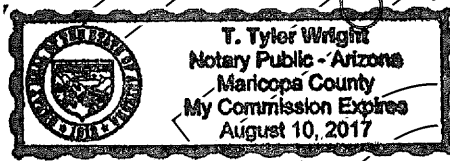
)  
) ss.  
)

The foregoing document was acknowledged before me this 13 day of July, 2017, by Andrew Martin, the Sole Member of Martin Holdings IV, LLC, an Arizona limited liability company, the Member of CBAM PROPERTIES, LLC, an Arizona limited liability company, on behalf of the limited liability company.

  
\_\_\_\_\_  
Notary Public

My Commission Expires:

10 AUG 2017



**Exhibit "A"**  
**to**  
**Special Warranty Deed**

**Legal Description of the Property**

Parcel No. 1:

Lots 81 through 89, inclusive, 94 through 105, inclusive, and 107 through 115, inclusive and Tracts A through F, inclusive, H and J through Z, inclusive, AA through ZZ, inclusive, and AAA through JJJ, inclusive, of WHITEWING AT SAN TAN MAGMA, according to the plat recorded in Cabinet G, Slide 192, records of Pinal County, Arizona.

Parcel No. 2:

Lots 90 through 93, inclusive, and 106, and Tracts G, I and KKK, of REPLAT OF LOTS 1, 10, 11, 20, 21, 30, 31, 39-43, inclusive, 47, 49-53, inclusive, 60, 61, 71-76, inclusive, 90-93, inclusive, 106, 123-125, inclusive, AND TRACTS G, I AND KKK AT WHITEWING AT SAN TAN MAGMA, according to the plat recorded in Cabinet H, Slide 64, records of Pinal County, Arizona.

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 210 - 29 - 181 -  
 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? 36

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

- (1) See Exhibit-A (3)  
 (2) \_\_\_\_\_ (4)

**2. SELLER'S NAME AND ADDRESS:**

CBAM Properties, LLC  
4915 East Baseline Road, Suite 105  
Gilbert, Arizona 85234

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

Whitewing Land Investment, LLC  
4915 East Baseline Road, Suite 105  
Gilbert, Arizona 85234

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: See Exhibit A attached hereto.

**4. ADDRESS OF PROPERTY:**

See Exhibit A attached hereto.

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

Whitewing Land Investment, LLC  
4915 East Baseline Road, Suite 105  
Gilbert, Arizona 85234

(b) Next tax payment due 10/01/17

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

- a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 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.

See Signature Page attached hereto.

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**

**PINAL COUNTY**

**DATE/TIME: 07/13/2017 1627**

**FEE NUMBER: 2017-049976**

**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:** \$ 1,786,000 **00**

**11. DATE OF SALE (Numeric Digits):** 07/17  
 Month / Year

**12. DOWN PAYMENT** \$ 1,786,000 **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:

\$ 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:

N/A

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

CBAM Properties, LLC  
4915 East Baseline Road, Suite 105  
Gilbert, Arizona 85234 (480) 305-7070

**18. LEGAL DESCRIPTION (attach copy if necessary):**

See Exhibit B attached hereto.

See Signature Page attached hereto.

Signature of Buyer / Agent \_\_\_\_\_  
 State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

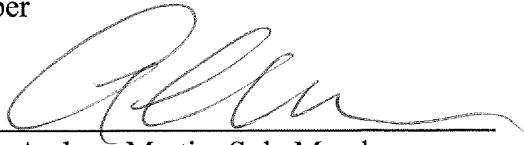
**SELLER SIGNATURE PAGE**  
to  
**Affidavit of Property Value**

SELLER:

CBAM PROPERTIES, LLC  
an Arizona limited liability company

By: Martin Holdings IV, LLC,  
an Arizona limited liability company

Its: Member

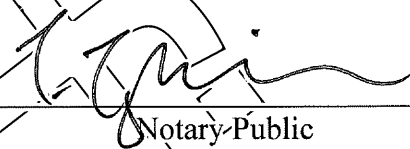
By:   
Andrew Martin, Sole Member

STATE OF ARIZONA

County of Maricopa

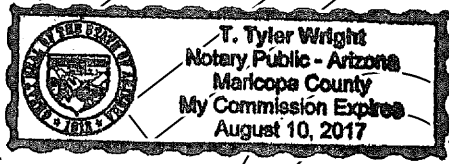
)  
) ss.  
)

Subscribed and sworn before me on this 13<sup>th</sup> day of July, 2013.

  
\_\_\_\_\_  
Notary Public

Notary Expiration Date:

10 AUG 2017



**BUYER SIGNATURE PAGE**  
to  
**Affidavit of Property Value**

BUYER:

WHITEWING LAND INVESTMENT, LLC  
an Arizona limited liability company

By: ARCUS Private Capital Solutions, LLC,  
an Arizona limited liability company

Its: Manager

By:   
Andrew Martin, Manager

STATE OF ARIZONA

County of Maricopa

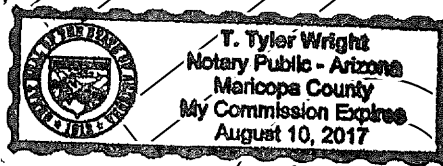
)  
) ss.

Subscribed and sworn before me on this 13<sup>th</sup> day of July, 2013.

  
Notary Public

Notary Expiration Date:

10 AUG 2017



**EXHIBIT A**  
**to**  
**Affidavit of Property Value**

Section 1. Assessor's Parcel Numbers (Pinal County):

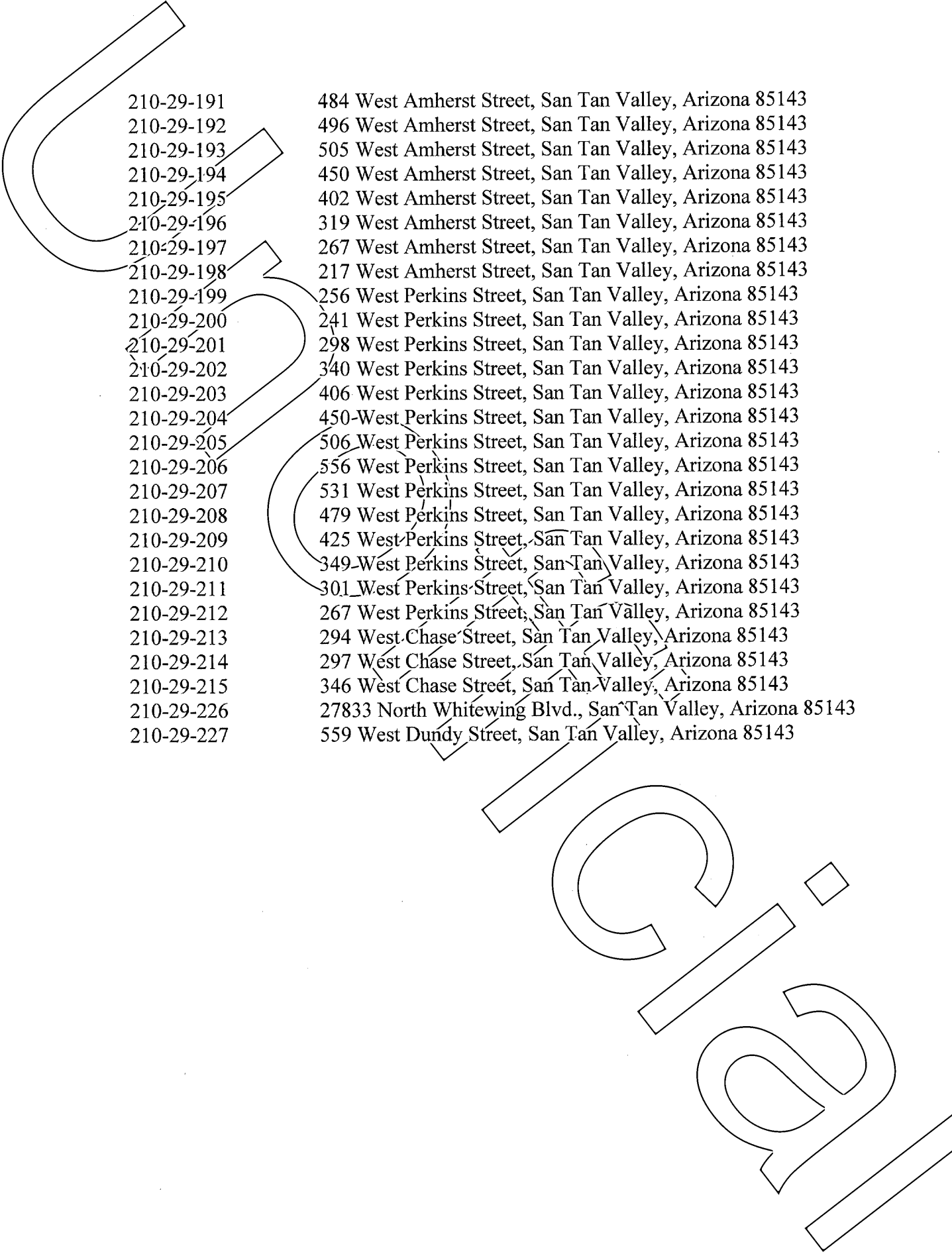
|                     |            |                     |            |
|---------------------|------------|---------------------|------------|
| Primary Parcel:     | 210-29-181 | Additional Parcels: | 210-29-200 |
| Additional Parcels: | 210-29-182 |                     | 210-29-201 |
|                     | 210-29-183 |                     | 210-29-202 |
|                     | 210-29-184 |                     | 210-29-203 |
|                     | 210-29-185 |                     | 210-29-204 |
|                     | 210-29-186 |                     | 210-29-205 |
|                     | 210-29-187 |                     | 210-29-206 |
|                     | 210-29-188 |                     | 210-29-207 |
|                     | 210-29-189 |                     | 210-29-208 |
|                     | 210-29-190 |                     | 210-29-209 |
|                     | 210-29-191 |                     | 210-29-210 |
|                     | 210-29-192 |                     | 210-29-211 |
|                     | 210-29-193 |                     | 210-29-212 |
|                     | 210-29-194 |                     | 210-29-213 |
|                     | 210-29-195 |                     | 210-29-214 |
|                     | 210-29-196 |                     | 210-29-215 |
|                     | 210-29-197 |                     | 210-29-226 |
|                     | 210-29-198 |                     | 210-29-227 |
|                     | 210-29-199 |                     |            |

Section 3(b). Buyer and Seller Relationship:

Seller holds a minority membership interest in Buyer.

Section 4. Addresses of Property:

| <u>Parcel Number</u> | <u>Address</u>   |
|----------------------|--|
| 210-29-181           | 331 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-182           | 273 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-183           | 235 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-184           | 220 West Amherst Street, San Tan Valley, Arizona 85143 |
| 210-29-185           | 272 West Amherst Street, San Tan Valley, Arizona 85143 |
| 210-29-186           | 318 West Amherst Street, San Tan Valley, Arizona 85143 |
| 210-29-187           | 405 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-188           | 457 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-189           | 509 West Dundy Street, San Tan Valley, Arizona 85143   |
| 210-29-190           | 563 West Dundy Street, San Tan Valley, Arizona 85143   |



|            |  |
|------------|--|
| 210-29-191 | 484 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-192 | 496 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-193 | 505 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-194 | 450 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-195 | 402 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-196 | 319 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-197 | 267 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-198 | 217 West Amherst Street, San Tan Valley, Arizona 85143     |
| 210-29-199 | 256 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-200 | 241 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-201 | 298 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-202 | 340 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-203 | 406 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-204 | 450 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-205 | 506 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-206 | 556 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-207 | 531 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-208 | 479 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-209 | 425 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-210 | 349 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-211 | 301 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-212 | 267 West Perkins Street, San Tan Valley, Arizona 85143     |
| 210-29-213 | 294 West Chase Street, San Tan Valley, Arizona 85143       |
| 210-29-214 | 297 West Chase Street, San Tan Valley, Arizona 85143       |
| 210-29-215 | 346 West Chase Street, San Tan Valley, Arizona 85143       |
| 210-29-226 | 27833 North Whitewing Blvd., San Tan Valley, Arizona 85143 |
| 210-29-227 | 559 West Dundy Street, San Tan Valley, Arizona 85143       |

**EXHIBIT B**  
**to**  
**Affidavit of Property Value**

Section 18. Legal Description:

Parcel No. 1:

Lots 81 through 89, inclusive, 94 through 105, inclusive, and 107 through 115, inclusive and Tracts A through F, inclusive, H and J through Z, inclusive, AA through ZZ, inclusive, and AAA through JJJ, inclusive, of WHITEWING AT SAN TAN MAGMA, according to the plat recorded in Cabinet G, Slide 192, records of Pinal County, Arizona.

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