



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

Electronically Recorded

DATE/TIME: Jul 17, 2017 11:59 AM

FEE: \$ 17.00

PAGES: 6

FEE NUMBER: 2017-050691



WHEN RECORDED, RETURN TO:
Michael R. Chonle and Linda L. Chonle
33009 S. Egret Trail
Oracle, AZ 85623

Escrow # 4742009015

SPECIAL WARRANTY DEED

For valuable consideration, ROBSON RANCH MOUNTAINS, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to

Michael R. Chonle and Linda L. Chonle, husband and wife

(Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

See Attached Exhibit "A" for the legal description

SUBJECT TO: (a) current taxes, assessments, reservation 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: December 8, 2016

ROBSON RANCH MOUNTAINS, LLC,
a Delaware limited liability company

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

By: 
Paula Robinson

Its: Assistant Treasurer/Assistant
Secretary

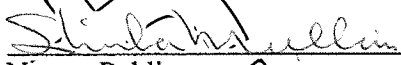
STATE OF ARIZONA)

County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 8 day
of December, 2016, by Paula Robinson as Assistant Treasurer/Assistant Secretary of
Arlington Property Management Company, an Arizona corporation, on behalf of the corporation
as Manager of Robson Ranch Mountains, LLC, a Delaware limited liability company, on behalf
of the company.

My Commission expires:

May 26, 2019


Notary Public



Escrow No.: 4742009015

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Michael R. Chonle and Linda L. Chonle, each being duly sworn upon oath for himself or herself and jointly but not one for the other deposes and says:

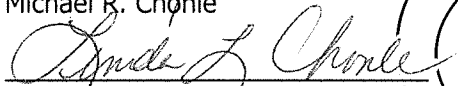
That I am one of the Grantees named in that certain Special Warranty Deed deed which is Dated December 08, 2016 and executed by Robson Ranch Mountains, as Grantor and Michael R. Chonle and Linda L. Chonle, husband and wife, as Grantee and which instrument concerns the following described property:

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

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship; and

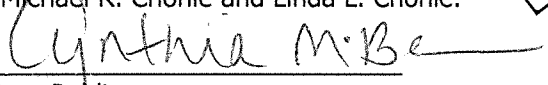
THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as a community property estate but as Joint Tenants with right of survivorship.

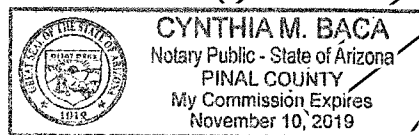

Michael R. Chonle


Linda L. Chonle

State of Arizona
County of Pima

The foregoing instrument was acknowledged before me this 14 day of June, 2017
by Michael R. Chonle and Linda L. Chonle.


Notary Public



ORDER NO. : 4742009015

EXHIBIT A

Lot 14, SADDLEBROOKE RANCH UNIT FOUR "B", according to Map recorded at Fee No. 2015-6731, records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon 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 of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.

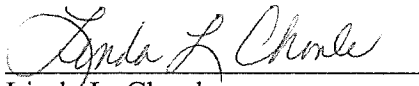
EXHIBIT "B"

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 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:


Michael R. Chonle


Linda L. Chonle

State of AZ
County of PIMA

Acknowledged before me on this 14 day of June, 2017, by Michael R. Chonle and Linda L. Chonle

Notary Public

My Commission Expires: 11/10/2019

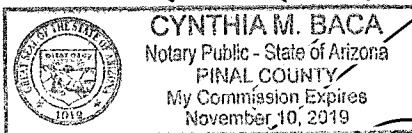


EXHIBIT "C"

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 SaddleBrooke Ranch Resort Community recorded in the Official Records of Pinal County, Arizona on October 26, 2007 was \$25 per month, as increased based on increases in the CPI as set forth below, to the SaddleBrooke Ranch 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, 2009, 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) for October, 2007 (the "Base Index") and for 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, Robson Ranch Mountains, LLC, a Delaware limited liability company ("RRM"), may substitute such substitute index, reconciled to October, 2007, as reasonably reflects changes in the purchasing power of the dollar.

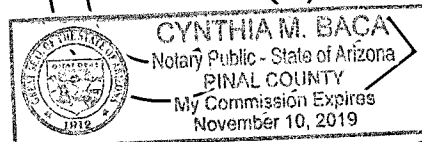
3. If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay RRM a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to RRM (or to such other entity as RRM may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

Michael R. Chonle
Michael R. Chonle

Linda L. Chonle
Linda L. Chonle

State of AZ
County of PIMA



Acknowledged before me on this 14 day of June 2017 by Michael R. Chonle and Linda L. Chonle

Notary Public
Expires 11/10/2019

Cynthia M. Baca

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/17/2017 11:59 AM

FEE NUMBER: 2017-050691_AOPV

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 305 - 14 - 712 - 0
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? 0

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

ROBSON RANCH MOUNTAINS
9532 E. Riggs Road
Sun Lakes AZ 85248

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

MICHAEL R. CHONLE, LINDA L. CHONLE
6594 Spanish Bay Dr.
Windsor CO 80550

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

33009 S. Egret Trail, Oracle, Arizona 85623

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

MICHAEL R. CHONLE, LINDA L. CHONLE
33009 S. Egret Trail
Oracle AZ 85623

(b) Next tax payment due 10/1/17

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

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| e. <input type="checkbox"/> Apartment Building | i. <input type="checkbox"/> 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.

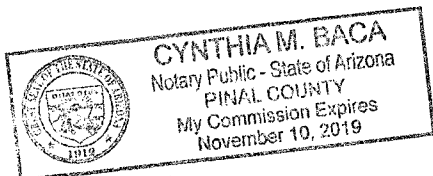
Signature of Seller / Agent

State of AZ, County of Pima
Subscribed and sworn to before me on this 17 day of June 2017

Notary Public Cynthia M. Baca

Notary Expiration Date 11/10/2019

DOR FORM 82162 (4/2014)



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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

10. SALE PRICE: \$ 723,631.00

11. DATE OF SALE (Numeric Digits): 11 / 16
Month / Year

12. DOWN PAYMENT \$ 299,531.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial Institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> 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):

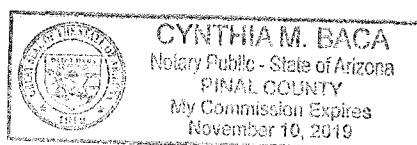
EXHIBIT "A" ATTACHED HERETO

Signature of Buyer / Agent

State of AZ, County of Pima
Subscribed and sworn to before me on this 17 day of June 2017

Notary Public Cynthia M. Baca

Notary Expiration Date 11/10/2019



ORDER NO. : 4742009015

EXHIBIT A

Lot 14, SADDLEBROOKE RANCH UNIT FOUR "B", according to Map recorded at Fee No. 2015-6731, records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon 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 of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, pursuant to the provisions of Arizona Revised Statutes 37-231, as set forth in Patent of said land at Fee No. 2002-42221.