



RECORDING REQUESTED BY  
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

POIPU BLUE, LLC, AN ARIZONA LIMITED  
LIABILITY COMPANY

525 S Camino Alto  
Apache Junction, AZ 85119

DATE/TIME: 09/11/2017 1537

FEE: \$17.00

PAGES: 1

FEE NUMBER: 2017-065455



ESCROW NO.: 01878140 - 825 - S15

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**RWLJ Berry Properties Limited Partnership "D", L.L.L.P., an Arizona limited liability limited partnership, who aquired title as RWLJ Berry Properties Limited Partnership "D", L.L.P., an Arizona limited liability partnership**

do/does hereby convey to

**Poipu Blue, LLC, an Arizona limited liability company**

the following real property situated in Pinal County, ARIZONA:

LOT 2, UNIT ONE SIERRA ENTRADA-GARDEN HOMES, ACCORDING TO BOOK 19 OF MAPS, PAGE 21,  
RECORDS OF PINAL COUNTY, ARIZONA.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: September 3, 2017

Grantor(s):

RWLJ Berry Properties Limited Partnership "D",  
L.L.L.P., an Arizona limited liability limited  
partnership  
By: The Berry Family Trust, dated November 4,  
1997, General Partner

RWLJ Berry Properties Limited Partnership "D",  
L.L.L.P., an Arizona limited liability partnership  
By: The Berry Family Trust, dated November 4,  
1997, General Partner

*Richard W. Berry trustee*

Richard W. Berry, Trustee

*Lorin J. Berry trustee*

Lorin J. Berry, Trustee

State of CO } ss:  
County of montrose

On 9-11, 2017, before me personally appeared Richard W. Berry and Lorin J. Berry, as Trustees of The Berry Family Trust, dated November 4, 1997, as General Partner of RWLJ Berry Properties Limited Partnership "D", L.L.L.P., an Arizona limited liability partnership, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

DIANE GORRONO  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 19924004822  
MY COMMISSION EXPIRES 05/29/2020

*Diane Gorrone*  
Notary Public  
Commission Expires: 5/29/2020

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **101-28-002**  
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:

RWLJ Berry Properties Limited Partnership "D", L.L.P., an Arizona limited liability partnership, who aquired title as RWLJ Berry Properties Limited Partnership "D", L.L.P., an Arizona limited liability partnership  
1925 N. Mountain View Rd.  
Apache Junction, AZ 85119

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

Poipu Blue, LLC, an Arizona limited liability company  
PO Box 1246  
Apache Junction, AZ 85117

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

4. ADDRESS OF PROPERTY:

463 S. Picana Circle  
Apache Junction, AZ 85120

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

Poipu Blue, LLC, an Arizona limited liability company  
525 Camino Alto  
Apache Junction, AZ 85119

(b) Next tax payment due 3/1/2017

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 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.

Richard W Berry Trustee of GP.  
Signature of Seller / Agent

State of CO County of montrose

Subscribed and sworn to before me on this 10<sup>th</sup> day of Sept 2017

Notary Public Diane Gorriono

Notary Expiration Date 5/29/2022

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 09/11/2017 1537**

**FEE NUMBER: 2017-065455**

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: \$ 120,000.00

11. DATE OF SALE (Numeric Digits): 8/2017  
Month / Year

12. DOWN PAYMENT \$ 30,000.00

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: Hard Money Loan

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 devises, 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):  
RWLJ Berry Properties Limited Partnership "D", L.L.P., an Arizona limited liability partnership, who aquired title as RWLJ Berry Properties Limited Partnership "D", L.L.P., an Arizona limited liability partnership  
1925 N. Mountain View Rd. Apache Junction, AZ 85119  
Phone \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Kathleen Champlin  
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 11<sup>th</sup> day of Sept 2017

Notary Public Jessie Vivolo

Notary Expiration Date 10/31/2020

**DIANE GORRIONO**  
**NOTARY PUBLIC**  
STATE OF COLORADO  
NOTARY ID 19924004822  
MY COMMISSION EXPIRES 05/29/2022

**JESSIE VIVOLO**  
Notary Public - State of Arizona  
**MARICOPA COUNTY**  
My Commission Expires  
October 31, 2020

**EXHIBIT "A"**  
**Legal Description**

LOT 2, UNIT ONE SIERRA ENTRADA GARDEN HOMES, ACCORDING TO BOOK 19 OF MAPS, PAGE 21, RECORDS OF MARICOPA COUNTY, ARIZONA.

MARICOPA