



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 11/21/2017 1017
FEE: \$15.00
PAGES: 15
FEE NUMBER: 2017-085574



When-recorded return to:

ARCUS Private Capital Solutions, LLC
4915 E. Baseline Road, Suite 105
Gilbert, AZ 85234
ATTN: Andrew Martin

AFFIDAVIT OF PROPERTY VALUE
EXEMPT PER A.R.S. 11-1134-B.8

SPECIAL WARRANTY DEED

For valuable consideration, ARCUS Real Estate Holdings LLC, a Delaware limited liability company, as to an undivided 41.528239% interest; ARCUS W Z Forever 7, LLC, an Arizona limited liability company, as to an undivided 19.933555% interest; ARCUS Stord, LLC, an Arizona limited liability company, as to an undivided 8.139535% interest; ARCUS San Tan Shadows, LLC, an Arizona limited liability company, as to an undivided 4.651160% interest; ARCUS Investors II, LLC, an Arizona limited liability company, as to an undivided 8.305650% interest; LeSueur Investments V, L.L.C., an Arizona limited liability company, as to an undivided 2.72% interest; LeSueur Investments: Residential Properties, L.L.C., an Arizona limited liability company, as to an undivided 2% interest; WAVG, LLC, an Arizona limited liability company, as to an undivided 10.423861% interest; NAA Holdings, LLC, an Arizona limited liability company, as to an undivided 1.28% interest; and Eloy 660, LLC, an Arizona limited liability company, as to an undivided 1.018% interest; as tenants-in-common (collectively, "**Grantor**"), hereby conveys to TITLE SECURITY AGENCY, LLC, a Delaware limited liability company, Trustee under TRUST NO. 201740R ("**Grantee**"), the following real property situated in Pinal County, Arizona, and in 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, each entity comprising Grantor does not warrant title to the Property other than to covenant and agree that such entity has not encumbered the Property by its own acts except as referenced above, without warranty as to the acts of any other person or entity.

Pursuant to A.R.S. § 33-404, the trust agreement under which Grantee is acting is Trust Agreement dated November 21, 2017, and the names and addresses of the beneficiaries for whom said trustee holds title are as follows:

<u>Name</u>	<u>Address</u>
ARCUS Real Estate Holdings LLC	1613 South Capital of Texas Hwy. Austin, TX 78746
ARCUS W Z Forever 7, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS Stord, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS San Tan Shadows, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS Investors II, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
LeSueur Investments V, L.L.C.	3850 East Baseline Road, Suite 114 Mesa, AZ 85204
LeSueur Investments: Residential Properties, L.L.C.	3850 East Baseline Road, Suite 114 Mesa, AZ 85204
WAVG, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85204
NAA Holdings, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85204
Eloy 660, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85204

DATED this 21st day of November, 2017.

[Signatures and acknowledgments start on next page]

U
H
O
F
C
S

ARCUS REAL ESTATE HOLDINGS LLC,
a Delaware limited liability company

By: *[Signature]*

Name: Christopher Hamm

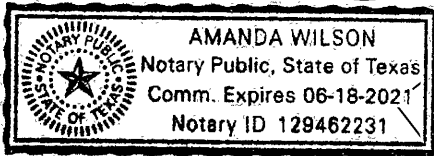
Title: Manager

Date: 11/14/17

STATE OF Texas)

County of Travis) SS.

The foregoing instrument was acknowledged before me this 14th day of November, 2017 by Christopher Hamm, the Manager of ARCUS REAL ESTATE HOLDINGS LLC, a Delaware limited liability company, on behalf of the limited liability company.



(Seal)

[Signature]
Notary Public

ARCUS STORD, LLC,
an Arizona limited liability company

By: *Andrew Martin*

Name: ANDREW MARTIN

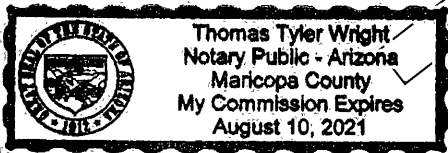
Title: MANAGER

Date: 11-16-17

STATE OF ARIZONA)

County of Maricopa)-ss.)

The foregoing instrument was acknowledged before me this 16 day of NOVEMBER, 2017 by ANDREW MARTIN, the MANAGER of ARCUS STORD, LLC, an Arizona limited liability company, on behalf of the limited liability company.



(Seal)

Andrew Martin
Notary Public

ARCUS SAN TAN SHADOWS, LLC,
an Arizona limited liability company

By: *Andrew Martin*
Name: ANDREW MARTIN
Title: MANAGER
Date: 11-16-17

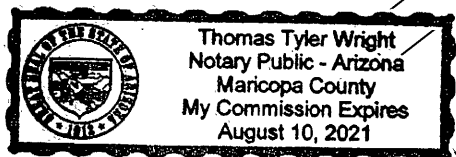
STATE OF ARIZONA)

County of Maricopa)

ss.

The foregoing instrument was acknowledged before me this 16 day of NOVEMBER, 2017 by ANDREW MARTIN, the MANAGER of ARCUS SAN TAN SHADOWS, LLC, an Arizona limited liability company, on behalf of the limited liability company.

(Seal)



Thomas Tyler Wright
Notary Public

LESUEUR INVESTMENTS V, L.L.C.,
an Arizona limited liability company

By: DEL Holdings, LLC, an Arizona limited liability company, its Manager

By: [Signature]
Name: Tyler Lesueur
Title: Manager
Date: 11-13-17

STATE OF ARIZONA)

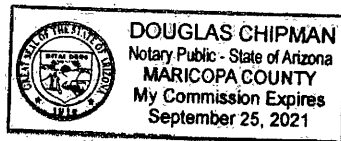
) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by Tyler Lesueur, the manager of DEL Holdings, LLC, an Arizona limited liability company, which is the Manager of LESUEUR INVESTMENTS V, L.L.C., an Arizona limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

(Seal)



**LESUEUR INVESTMENTS:
RESIDENTIAL PROPERTIES, L.L.C.,**
an Arizona limited liability company

By: DEL Holdings, LLC, an Arizona limited liability company, its Manager

By: *[Signature]*
Name: Tyler LeSueur
Title: Manager
Date: 11-13-17

STATE OF ARIZONA)

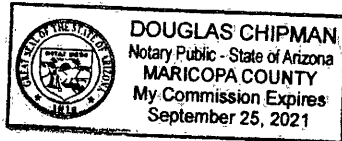
) ss.

County of Maricopa)

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by Tyler LeSueur, the manager of DEL Holdings, LLC, an Arizona limited liability company, which is the Manager of LESUEUR INVESTMENTS: RESIDENTIAL PROPERTIES, L.L.C., an Arizona limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

(Seal)



WAVG, LLC,
an Arizona limited liability company

By: WA Holdings, LLC, an Arizona limited
liability company, its Manager

By: Nathan Andersen

Name: Nathan W. Andersen

Title: Manager

Date: 11-13-17

STATE OF ARIZONA

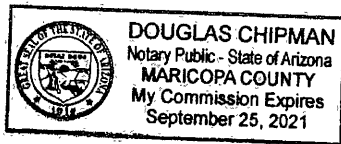
County of Maricopa

)
) ss.
)

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by Nathan W. Andersen, the manager of WA Holdings, LLC, an Arizona limited liability company, which is the Manager of WAVG, LLC, an Arizona limited liability company, on behalf of the limited liability company.

[Signature]
Notary Public

(Seal)



NAA HOLDINGS, LLC,
an Arizona limited liability company

By: Nathan Andersen
Name: Nathan W. Andersen
Title: Manager
Date: 11-13-17

STATE OF ARIZONA)

County of Maricopa)

SS:

The foregoing instrument was acknowledged before me this 13th day of November, 2017 by Nathan W. Andersen the manager of NAA HOLDINGS, LLC, an Arizona limited liability company, on behalf of the limited liability company.

Douglas Chipman
Notary Public

(Seal)

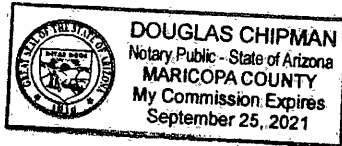


Exhibit A

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THOSE PORTIONS OF SECTIONS 1 AND 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT AN ALUMINUM CAP FLUSH, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 7 EAST, FROM WHICH A BRASS CAP FLUSH, FOUND AND ACCEPTED AS THE MONUMENT FOR THE SOUTH QUARTER CORNER OF SAID SECTION 35, BEARS SOUTH 89 DEGREES 21 MINUTES 20 SECONDS WEST, 2642.53 FEET;

THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS EAST, 165.00 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18 DEGREES 44 MINUTES 19 SECONDS, AN ARC LENGTH OF 196.23 FEET;

THENCE SOUTH 19 DEGREES 24 MINUTES 01 SECOND EAST, 119.60 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 600.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21 DEGREES 43 MINUTES 52 SECONDS, AN ARC LENGTH OF 227.57 FEET;

THENCE SOUTH 02 DEGREES 19 MINUTES 51 SECONDS WEST, 386.45 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, CONCAVE WESTERLY AND HAVING A RADIUS OF 1825.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54 DEGREES 31 MINUTES 01 SECOND, AN ARC LENGTH OF 1736.49 FEET;

THENCE SOUTH 56 DEGREES 50 MINUTES 53 SECONDS WEST, 210.11 FEET;

THENCE SOUTH 55 DEGREES 24 MINUTES 56 SECONDS WEST, 480.07 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 33 DEGREES 09 MINUTES 07 SECONDS EAST, A RADIAL DISTANCE OF 681.28 FEET;

THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20 DEGREES 27 MINUTES 59 SECONDS, AN ARC LENGTH OF 243.36 FEET; THENCE SOUTH 42 DEGREES 30 MINUTES 48 SECONDS EAST, 19.50 FEET TO THE BEGINNING OF A NONTANGENT CURVE TO THE LEFT, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS POINT WHICH BEARS SOUTH 42 DEGREES 30 MINUTES 48 SECONDS EAST, A RADIAL DISTANCE OF 1445.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06 DEGREES 51 MINUTES 57 SECONDS, AN ARC LENGTH OF 173.15 FEET;

THENCE SOUTH 40 DEGREES 37 MINUTES 15 SECONDS WEST, 443.94 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY AND HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 32 SECONDS, AN ARC LENGTH OF 51.84 FEET TO A POINT OF TANGENCY ON THE NORTHERLY 65-FOOT RIGHT-OF-WAY LINE OF HUNT HIGHWAY, ACCORDING TO RECORDING NO. 2014-0036211. PINAL COUNTY RECORDS;

THENCE NORTH 49 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG SAID RIGHT OF WAY LINE, 1210.76 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1925.00 FEET;

THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONTINUING ALONG SAID RIGHT OF WAY LINE.

THROUGH A CENTRAL ANGLE OF 09 DEGREES 04 MINUTES 19 SECONDS, AN ARC LENGTH OF 304.79 FEET:

THENCE NORTH 02 DEGREES 21 MINUTES 15 SECONDS WEST, DEPARTING SAID RIGHT OF WAY LINE, 2609.02 FEET TO A POINT ON THE COMMON SECTION LINE FOR THE NORTH LINE OF SAID SECTION 2 AND THE SOUTH LINE OF SAID SECTION 35;

THENCE ALONG SAID COMMON SECTION LINE, NORTH 89 DEGREES 21 MINUTES 11 SECONDS EAST, 501.69 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 35;

THENCE CONTINUING ALONG SAID COMMON SECTION LINE, NORTH 89 DEGREES 21 MINUTES 20 SECONDS EAST, 2642.53 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,794,877 SQUARE FEET OR 201.9026 ACRES, MORE OR LESS.
