

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

Thunderbolt Construction LLC, an
Arizona limited liability company
1039 N Mountain Rd
Mesa, AZ 85207

DATE/TIME: 03/06/2018 1559

FEE: \$17.00

PAGES: 3

FEE NUMBER: 2018-016277



ESCROW NO.: 55180093-055 - GW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,
Tomahawk Land, LLC., an Arizona limited liability company
("Grantor") conveys to

Thunderbolt Construction LLC, an Arizona limited liability company
the following real property situated in Pinal County, ARIZONA:

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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: March 2, 2018

Grantor(s):

Escrow No.: 55180093-055-GW
Warranty Deed...Continued

SELLER:

Tomahawk Land, LLC., an Arizona limited liability company

Galileo Capital Partners, LLC., an Arizona limited liability company, Member

By: Envision Capital Management, LTD, an Arizona corporation, Manager

By: Michael Druckman, President

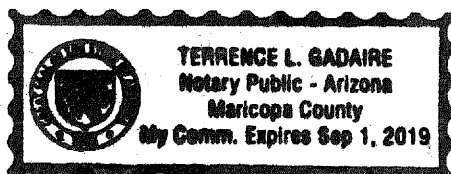
Equity Income Partners, LLC., an Arizona limited liability company, Member

By: Envision Capital Management, LTD, an Arizona corporation, Manager

By: Michael Druckman, President

State of Arizona
County of Maricopa } **SS:**

The foregoing Warranty Deed, dated March 2, 2018 and consisting of 1 page(s), was acknowledged before me this 5th day of MARCH, 2018, by Michael Druckman, President of Envision Capital Management, LTD., an Arizona corporation, Manager of Galileo Capital Partners LLC, an Arizona limited liability company, Member of **Tomahawk Land, LLC., an Arizona limited liability company and** Michael Druckman, President of Envision Capital Management, LTD., an Arizona corporation, Manager of Galileo Capital Partners LLC, an Arizona limited liability company, Member of **Tomahawk Land, LLC., an Arizona limited liability company**





Notary-Public

Exhibit A

Lot 11, Superstition Mountain Estates, according to Cabinet G, Slide 184, records of Pinal County, Arizona.

Except all coal, gas, and other mineral deposits in said land as reserved in the Act of June 1, 1938 (52 Stat. 609).

Copyright © 2011

FFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 100-25-111
 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:

Tomahawk Land, LLC, an Arizona limited liability company
10751 N Frank Lloyd Wright Blvd, Suite 201
Scottsdale, AZ 85259

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

Thunderbolt Construction LLC, an Arizona limited liability company
1039 N Mountain Rd
Mesa, AZ 85207

(b) Are the Buyer and Seller related? Yes ☐ No ☒ x
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1727 E Hidalgo Street
Apache Junction, AZ 85119

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

Thunderbolt Construction LLC, an Arizona limited liability company
See No. 3 above

(b) Next tax payment due 10-1-18

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.

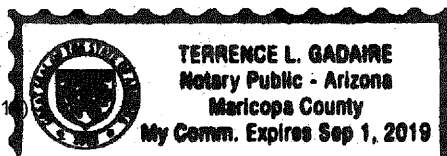
Signature of Seller / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 5th day of MARCH 2018

Notary Public Terrence L. Gadaire

Notary Expiration Date 9/01/2019



DOR FORM 82162 (04/2018)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 03/06/2018 1559

FEE NUMBER: 2018-016277

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: \$ 82,000.00

11. DATE OF SALE (Numeric Digits): 03 / 2018
 Month / Year

12. DOWN PAYMENT \$ 82,000.00

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)
 d. ☐ Seller Loan (Carryback)
 f. ☐ 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:

\$ 0 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 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):

SELLER AND BUYER

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 6 day of MARCH 2018

Notary Public Cynthia Nissen

Notary Expiration Date 9-20-2018



CYNTHIA NISSEN
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 September 20, 2018 (DSL Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

Lot 11, Superstition Mountain Estates, according to Cabinet G, Slide 184, records of Pinal County, Arizona.

Except all coal, gas and other mineral deposits in said land as reserved in the Act of June 1, 1938 (52 Stat. 609).