



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

Recording requested by:  
Old Republic Title Agency

Electronically Recorded

DATE/TIME: Jun 02, 2017 3:54 PM

FEE: \$ 20.00

PAGES: 4

FEE NUMBER: 2017-039379

When recorded, return to:  
George Bien-Willner  
3641 N. 39<sup>th</sup> Ave  
Phoenix, AZ 85019



Escrow No. 47111006201

**SPECIAL WARRANTY DEED**

For consideration of the sum of Ten Dollars (\$10.00),

**Edward Dwayne Lawson and Nellie Mae Lawson, Co-Trustees of The E. DWAYNE AND NELLIE LAWSON FAMILY TRUST dated September 27, 2013, and E. Dwayne Lawson and Nellie M. Lawson, husband and wife, as their interest may appear**

("Grantor"), does hereby convey to

**PICACHO TRADING POST LLC, an Arizona limited liability company and SHORVIEW, LLC, an Arizona limited liability company ("Grantee"),**

all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Maricopa County, Arizona, together with all improvements thereon and all of Grantor's interest in any rights and privileges appurtenant thereto:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

SUBJECT TO: taxes and assessments which are not yet due or payable, patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Maricopa County, Arizona (the "Records") or to which reference is made in the Records; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

**THE NAMES AND ADDRESSES OF THE BENEFICIARIES OF THE E. DWAYNE AND NELLIE LAWSON FAMILY TRUST dated September 27, 2013 are:**

**E. DWAYNE AND NELLIE LAWSON,  
1462 East Jasmine Street  
Casa Grande, AZ 85122**

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 2nd day of JUNE, 2017.

GRANTOR:

Edward Dwayne Lawson, individually and as Co-Trustees of The E. DWAYNE AND NELLIE LAWSON FAMILY TRUST dated September 27, 2013

Nellie Mae Lawson, individually and as Co-Trustees of The E. DWAYNE AND NELLIE LAWSON FAMILY TRUST dated September 27, 2013

By: Edward Dwayne Lawson  
Edward Dwayne Lawson

By: Nellie Mae Lawson  
Nellie Mae Lawson

STATE OF ARIZONA

COUNTY OF MARICOPA

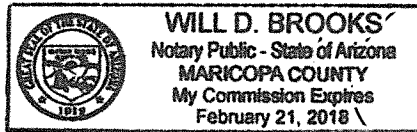
ss.

The foregoing instrument was acknowledged before me this 2 day of June, 2017, Edward Dwayne Lawson and Nellie Mae Lawson, individually and as Co-Trustees of The E. DWAYNE AND NELLIE LAWSON FAMILY TRUST dated September 27, 2013,

Will D. Brooks  
Notary Public

My Commission Expires:

2-21-18



**LEGAL DESCRIPTION EXHIBIT**

Parcel No. 1:

That portion of the East half of Section 1, Township 8 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;

Beginning at a point on the East line of said Section 1, said point being 18 feet South of the true Northeast corner of the Southeast quarter of Section 1 and 30 feet North of the newly established midsection line as agreed upon in the "Agreement Settling Property Line" recorded in the Pinal County Recorder's Office in Book 1 of Surveys, Page 29;

Thence Northerly 188 feet along the East line of said Section 1 to a point 30 feet South of the South boundary line of the Thomson Factory Real Property;

thence Westerly 250 feet along a line parallel to and 170 feet North of the True South line of the Northeast quarter of Section 1;

Thence Southerly 188 feet along a line parallel to and 250 feet West of the East line of Section 1;

Thence Easterly along the North line of the easement granted to the City of Eloy for sewer purposes as Parcel E on the survey described in the said "Agreement Settling Property Line", said North easement line being parallel to and 18 feet South of the true North line of the Southeast quarter of Section 1, a distance of 250 feet to the True Point of Beginning.

Parcel No. 2:

That portion of Tract "B" of ELOY INDUSTRIAL PARK, as recorded in Cabinet A of Maps and Plats, Slide 71 and Affidavit of Correction recorded in Docket 1499, Page 328 of Pinal County Records, Arizona, being a portion of the East half of Section 1, Township 8 South, Range 7 East of the Gila and Salt River Meridian, County of Pinal, State of Arizona, as shown on Jones & Associates, Inc. drawing number A 00112 and described as follows:

Commencing at the East quarter corner of said Section 1;

Thence South 00 degrees 24 minutes 36 seconds East along the East line of said Section 1, a distance of 18.00 feet to the Point of Beginning;

Thence South 89 degrees 34 minutes 56 seconds West a distance of 250.00 feet;

Thence North 00 degrees 24 minutes 36 seconds West a distance of 188.00 feet;

Thence North 89 degrees 34 minutes 56 seconds East a distance of 250.00 feet to a point on said East line;

Thence North 00 degrees 24 minutes 36 seconds West, along said East line, a distance of 30.00 feet;

Thence South 89 degrees 34 minutes 56 seconds West, a distance of 290.00 feet;

Thence South 00 degrees 24 minutes 36 seconds East a distance of 239.00 feet to a point 9.00 feet North of the South line of said Tract "B";

Thence North 89 degrees 34 minutes 36 seconds East, parallel to and 9.00 feet North of said South line, a distance of 290.00 feet to a point on said East line;

Thence North 00 degrees 34 minutes 36 seconds West, along said East line, a distance of 21.00 feet to the Point of Beginning;

Except any portion previously dedicated to Pinal County or to the Town of Eloy for road purposes.

NOFFS

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 408 - 02 - 0130 6 -  
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? 1

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

- (1) 408-02-020B (2)
(3) (4)

2. SELLER'S NAME AND ADDRESS:

The E Dwayne & Nellw Lawson Family Trust,
1642 E. Jasmine Street
Casa Grande, AZ 85122

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

Picacho Trading Post LLC and Shorview, LLC
3641 N. 39th Ave
Phoenix, AZ 85019

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

4. ADDRESS OF PROPERTY:

11 Mile Corner Road, Eloy, Arizona 85131

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

Picacho Trading Post LLC and Shorview, LLC
3641 N. 39th Ave
Phoenix, AZ 85019

(b) Next tax payment due 10/2017

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
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" 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.

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 06/02/2017 3:54 PM

FEE NUMBER: 2017-039379\_AOPV

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: \$ 20,000.00

11. DATE OF SALE (Numeric Digits): 04 / 17
Month / Year

12. DOWN PAYMENT \$ 20,000.00

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial Institution:
b.  Barter or trade (1)  Conventional
c.  Assumption of existing loan(s) (2)  VA
d.  Seller Loan (Carryback) (3)  FHA
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: \$ 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

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

Signature of Buyer / Agent

State of Arizona, County of Maricopa

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 2 day of June 2017

Subscribed and sworn to before me on this 2 day of June 20 17

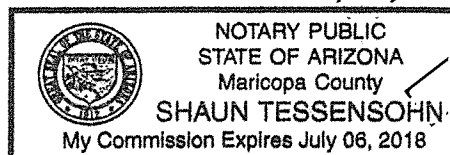
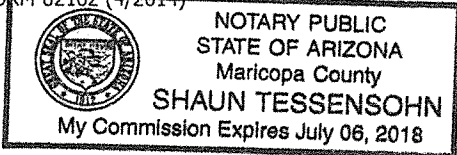
Notary Public

Notary Public

Notary Expiration Date 7/6/18

Notary Expiration Date 7/6/18

DOR FORM 82102 (4/2014)



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