



PREMIER TITLE AGENCY

DATE/TIME: 09/19/2019 1518
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2019-078629

WHEN RECORDED, RETURN TO:

SANTA ROSA SPRINGS CVH LLC
3200 N Hayden Rd., Suite 315
Scottsdale, Arizona 85251
Attn: James E. Shelly

A-112090

For Recorder's Use

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SRS MARICOPA PARTNERSHIP LLP, an Arizona limited liability partnership ("**Grantor**") hereby grants, sells and conveys to SANTA ROSA SPRINGS CVH LLC, Arizona limited liability company ("**Grantee**"), all of Grantor's right, title and interest in the following real property situated in Pinal County, Arizona (the "**Property**"):

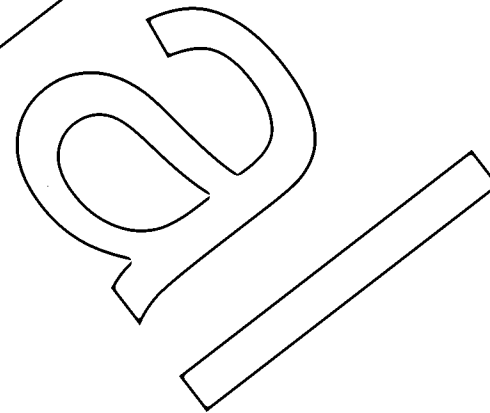
See Exhibit A attached hereto and incorporated herein;

TOGETHER WITH Grantor's right, title and interest in and to all rights and privileges appurtenant or incidental thereto, including without limitation, all improvements thereon, if any, mineral rights and water rights, easements and rights of way, and all other appurtenant rights and privileges.

SUBJECT ONLY TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as appear of record, all recorded documents establishing or relating to the project of which the Property is a portion, any matter shown on the recorded plat of the Property, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by an inspection or a current and accurate ALTA/NSPS survey of the Property.

And Grantor hereby binds itself and its successors to warrant and defend title, as against all acts of Grantor and none other, subject to the matters set forth above.

[SIGNATURE APPEARS ON THE NEXT PAGE]



DATED this 19 day of September, 2018.

GRANTOR:

SRS MARICOPA PARTNERSHIP LLP,
an Arizona limited liability partnership

By: MILCO PROPERTIES, INC.,
a Washington corporation,
its general partner

By: RC Miller
Robert C. Miller, President

STATE
PROVINCE OF Arizona)
County of Maricopa) ss.
City of Maricopa)

The foregoing instrument was acknowledged before me this 18th day of Sept, 2018,
by Robert C. Miller, President of Milco Properties, Inc., the general partner of SRS MARICOPA
PARTNERSHIP LLP, for and on behalf thereof.

[Signature]
Notary Public

(Seal)

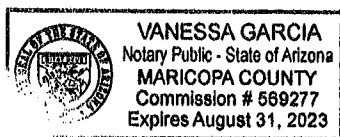


EXHIBIT A

Legal Description of the Property

Lots 5, 9, 11, 13, 196 and 197, SANTA ROSA SPRINGS PARCEL 2, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona recorded in Cabinet F, Slide 15, and thereafter Certificate of Correction recorded in Document No. 2005-170158;

Except all oil, gas and mineral rights as reserved in instruments recorded in Book 85 of Deeds, Page 228 and in Docket 15, Page 70.

Office of the County Recorder

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-16-2210
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? 5

Please list the additional parcels below (no more than four):

- (1) See attached Exhibit "B" (3)
- (2) _____ (4)

COUNTY OF RECORDATION PINAL
FEE NO 2019-078629
RECORD DATE 09/19/2019

2. SELLER'S NAME AND ADDRESS:

SRS MARICOPA PARTNERSHIP LLP
7719 S. 124th Street
Seattle, WA 98178

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

SANTA ROSA SPRINGS CVH, LLC
3200 N. Hayden Road, Suite #315
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

Vacant Land, Maricopa, CA 85138

5. (a) MAIL TAX BILL TO:

3200 N. Hayden Road, Suite #315
Scottsdale, AZ 85251

(b) Next tax payment due March 1, 2020

6. PROPERTY TYPE (for Primary Parcel): (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:

- To be used as a primary residence.
- Owner occupied, not a primary residence.
- To be rented to someone other than "family member."

See reverse side for definition of a "primary 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.

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: _____

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 this 19 day of September, 2019

Notary Public - State of Arizona
JUANITA L. MONTANA
My Commission Expires August 01, 2021

Notary Public - State of Arizona
JUANITA L. MONTANA
My Commission Expires August 01, 2021

10. SALE PRICE: \$120,000.00

11. DATE OF SALE (Numeric Digits): 9 / 2019
Month Year

12. DOWN PAYMENT: \$0.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Exchange 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: _____

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% 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: N/A

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% or more? Yes No

If Yes, briefly describe the solar/energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Premier Title Agency
2910 E Camelback Rd., Suite 100
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary)

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

Signature of Buyer/Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 19 day of September, 2019

Notary Public - State of Arizona
JAMES F. BALBACON
My Commission Expires September 29, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

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Howe's

EXHIBIT "B"
ADDITIONAL PARCELS INCLUDED IN SALE

512-16-2250
512-16-2270
512-16-2290
512-16-4120
512-16-4130

Johnson's