



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/18/2019 1525  
FEE: \$30.00  
PAGES: 8  
FEE NUMBER: 2019-108360

This Transfer is Exempt  
from the Affidavit  
and Transfer Tax  
under ARS § 11-1134/38

When Recorded, Mail to:

Neil D. Biskind, Esq.  
Biskind, Hunt & Semro, PLC  
8501 North Scottsdale Road  
Suite 151  
Scottsdale, Arizona 85253

NCS-981870 1119

**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, WM SUB DTS, LLC, a Delaware limited liability company ("Grantor") does hereby convey to FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation (redomesticated from California effective July 1, 2014), as Trustee under Trust No. 8583 and not personally ("Grantee"), the following described real property (the "Property") situated in Pinal County, Arizona:

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

SUBJECT TO: current taxes and other current assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; 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 zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

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.

For purposes of A.R.S. 33-404 that the names and addresses of the sole beneficiary of First American Title Insurance Company Trust No. 8583 are set forth on Exhibit B attached hereto and the agreement under which Grantee is acting is the Trust Agreement dated May 12, 2005, as amended.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 17<sup>th</sup> day of December, 2019.

GRANTOR:

**WM SUB DTS, LLC,**  
a Delaware limited liability company

By: **WM Holdings CG, LLC**  
a Delaware limited liability company, its Sole Member and Manager

By: **Walton WMCG Investor, LLC,**  
a Delaware limited liability company, its Manager

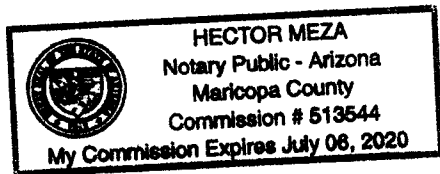
By: **WDH Management, Inc.**  
a Delaware corporation, its Manager

By: \_\_\_\_\_  
Name: RYAN J KRETSCHMER  
Title: VICE PRESIDENT

STATE OF ARIZONA        )  
  ) ss:  
COUNTY OF MARICOPA    )

On this 17<sup>th</sup> day of December, 2019, before me, a Notary Public in and for said County and State, personally appeared Ryan J Kretschmer, to me personally known, who, being by me duly sworn (or affirmed), did say that (s)he is the VICE PRESIDENT of WDH Management, Inc. a Delaware corporation, which is the Manager of Walton WMCG Investor, LLC, a Delaware limited liability company, which is the manager of WM Holdings CG, LLC a Delaware limited liability company, which is the sole member and Manager of WM SUB DTS, LLC, a Delaware limited liability company.

In witness whereof, I have hereunto set my hand and affixed my seal the day and year last above written.



(Seal)

Hector  
Notary Public

Exhibit "A"

Legal Description

ATTACHED

U  
H  
O  
F  
C  
S

LEGAL DESCRIPTION FOR  
SANDIA  
DESERT TROON TO WUERTZ PARCEL

That part of the Northwest Quarter of Section 23, Township 5 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the G.L.O. Brass Cap marking the East Quarter Corner of Section 14, Township 5 South, Range 7-East, from which the G.L.O. Brass Cap marking the Northeast Corner of said Section 23 bears South 00°12'28" East, a distance of 2,642.69 feet;

Thence South 00°12'28" East, along the East line of the Southeast Quarter of said Section 14, a distance of 1,250.98 feet to a corner of that certain parcel of land as described in Fee No. 2014-009095, Records of Pinal County, Arizona;

Thence along the boundary of said certain parcel of land the following courses:

Thence South 89°47'31" West, a distance of 67.11 feet;  
Thence South 00°18'28" West, a distance of 100.00 feet;  
Thence North 89°41'32" West, a distance of 1,292.73 feet;  
Thence South 00°18'49" West, a distance of 361.18 feet;  
Thence South 16°33'09" West, a distance of 204.87 feet;  
Thence South 17°08'27" West, a distance of 205.62 feet;  
Thence South 63°03'29" East, a distance of 287.65 feet;  
Thence South 29°49'27" East, a distance of 580.89 feet;

Thence South 60°10'33" West, a distance of 554.23 feet to the beginning of a tangent curve of 1,341.00 foot radius, concave Northwesterly;

Thence Southwesterly, along said curve, through a central angle of 12°57'50", a distance of 303.42 feet to a point on a 1,478.58 foot radius non-tangent curve, whose center bears North 16°49'45" West;

Thence Westerly, along said curve, through a central angle of 42°38'36", a distance of 1,100.46 feet to a point on a 1,051.00 foot radius non-tangent curve, whose center bears North 60°52'56" West;

Thence Southwesterly, along said curve, through a central angle of 04°29'56", a distance of 82.53 feet to a point on the Southwesterly line of Tract X of the Map of Dedication for Sandia Phase 1A, as recorded in Cabinet G, Slide 194, Records of Pinal County, Arizona, said point being the True Point of Beginning;

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Legal Description for  
Sandia  
Desert Troon to Wuertz Parcel  
May 6, 2014

Thence Southwesterly, continuing along said curve, through a central angle of  $34^{\circ}15'51''$ , a distance of 628.52 feet to a point on the Southeasterly line of said Map of Dedication;

Thence North  $55^{\circ}22'06''$  East, departing the boundary of said certain parcel of land along the Southeasterly line of said Map of Dedication, a distance of 53.19 feet;

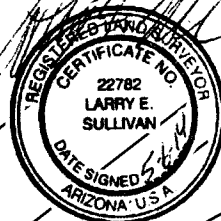
Thence North  $08^{\circ}57'11''$  East, along said Southeasterly line, a distance of 4.42 feet to a point on a 1,051.00 foot radius non-tangent curve, whose center bears North  $36^{\circ}26'01''$  West;

Thence Northeasterly, along said Southeasterly line and along said curve, through a central angle of  $17^{\circ}38'02''$ , a distance of 323.46 feet;

Thence North  $35^{\circ}55'57''$  East, along said Southeasterly line, a distance of 226.13 feet to a point on the Southwesterly line of said Tract X;

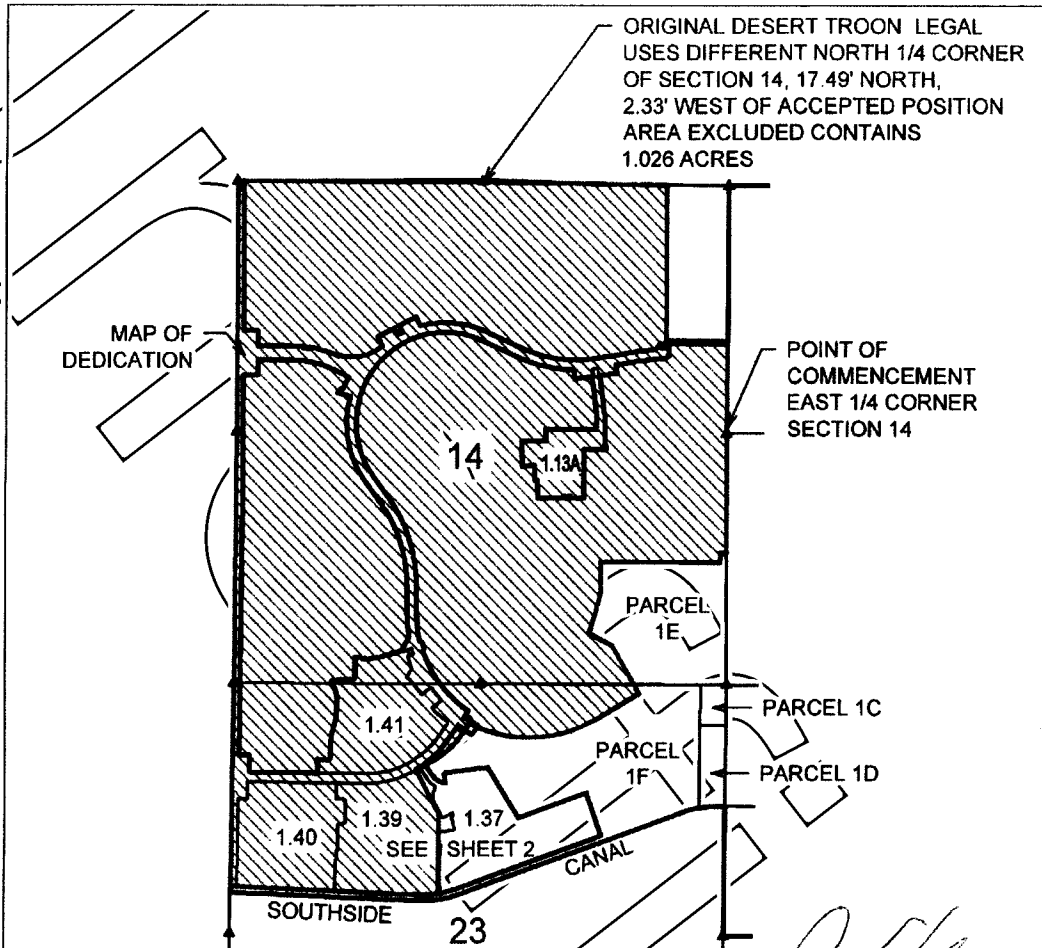
Thence South  $54^{\circ}04'03''$  East, along the Southwesterly line of said Tract X, a distance of 93.26 feet to the True Point of Beginning.

Containing 0.826 Acres, more or less.



Expires 6/30/2016

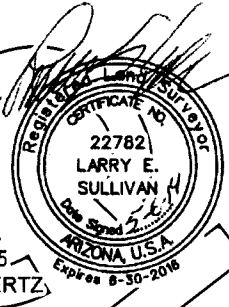




**LEGEND**

23 SECTION NO.  
 1.39 SANDIA PARCEL NO.  
 MOD MAP OF DEDICATION  
 R/W RIGHT-OF-WAY

DESERT TROON PARCEL PER FEE NO. 2014-009095  
 DESERT TROON TO WUERTZ PARCEL

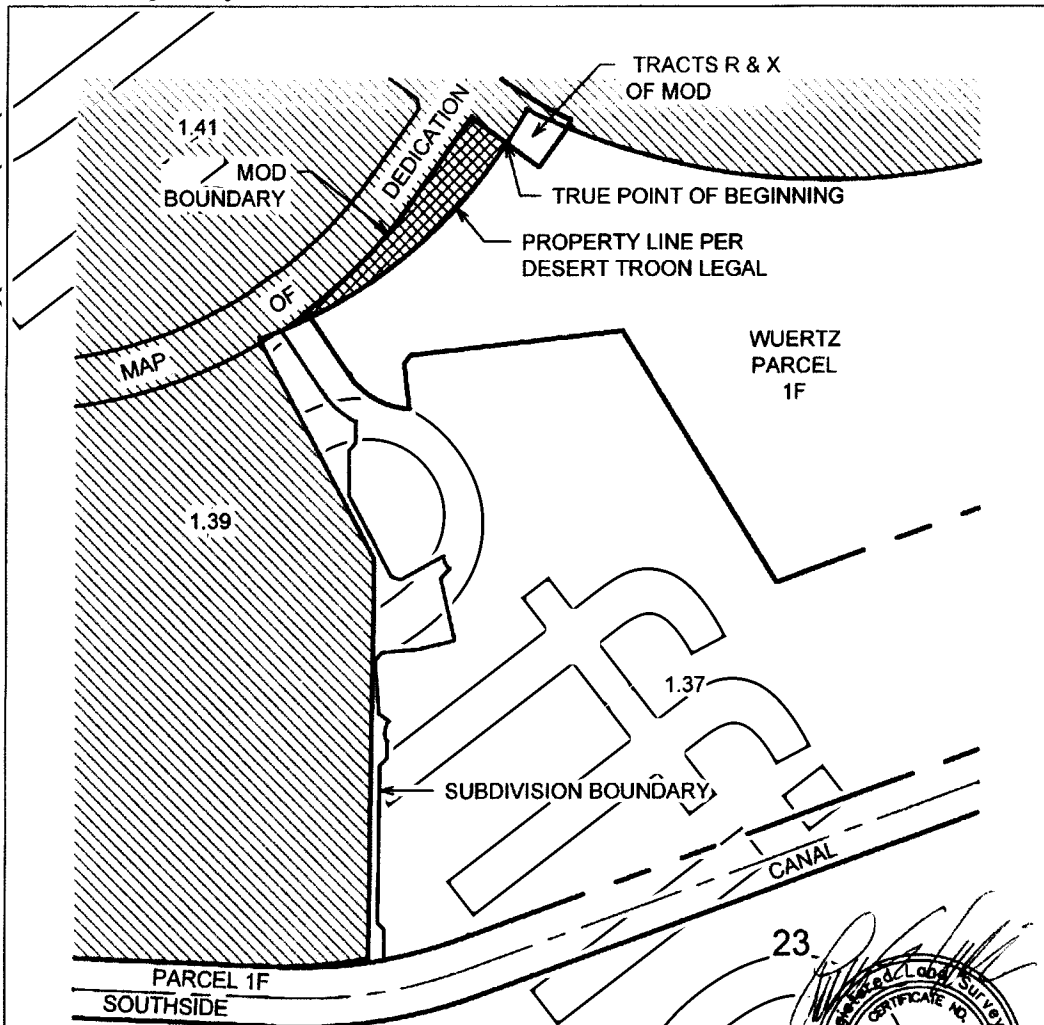


SCALE 1" = 1500'  
 EXHIBIT  
 4550 North 12th Street  
 Phoenix, Arizona 85014  
 Phone 602-264-6831  
 http://www.cvlci.com

**DESERT TROON TO WUERTZ**



**LEGAL DESCRIPTION**

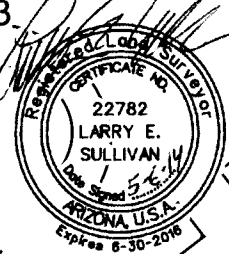




**LEGEND**

23 SECTION NO.  
 1.39 SANDIA PARCEL NO.  
 MOD MAP OF DEDICATION  
 RW RIGHT-OF-WAY

 DESERT TROON PARCEL  
 PER FEE NO. 2014-009095  
 DESERT TROON TO WUERTZ  
 PARCEL



SCALE 1" = 300'	<b>DESERT TROON TO WUERTZ</b>	<b>CVL</b> CONSULTANTS
EXHIBIT		
4550 North 12th Street Phoenix, Arizona 85014 Phone 602-264-6831 <a href="http://www.cvlci.com">http://www.cvlci.com</a>	<b>LEGAL DESCRIPTION</b>	1 2 OF 2

Exhibit "B"

NAMES AND ADDRESSES OF THE SOLE BENEFICIARIES OF FIRST AMERICAN  
TITLE INSURANCE COMPANY TRUST NO. 8583

FIRST BENEFICIARY:

HOWARD AND JEWELL WUERTZ, husband and wife;  
SARAH LYNN WUERTZ, a single woman;  
GREGORY WUERTZ, a married man woman as to his sole and separate  
property;  
CAROL WUERTZ BEHRENS, a married woman as to her sole and  
separate property;  
DAVID WUERTZ, a married man woman as to his sole and separate  
property;  
SUNDANCE FARMS LIMITED PARTNERSHIP, LLP, an Arizona  
limited liability partnership;  
WILDCAT FARMS, LLC, an Arizona limited liability company;  
MCKINNEY FARMING COMPANY, an Arizona general Partnership; and  
WUERTZ-FARMING LIMITED COMPANY, an Arizona limited liability  
company

ADDRESS OF FIRST BENEFICIARY:

c/o Sundance Farms  
3227 West Bechtel Road