

PREMIER TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

Electronically Recorded

DATE/TIME: 08/27/2020 1423

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2020-085458

WHEN RECORDED, RETURN TO:

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

A-120214

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]

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DATED this 27 day of AUGUST, 2020.

GRANTOR:

SRS MARICOPA PARTNERSHIP LLP,
an Arizona limited liability partnership

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

By: Rd Miller
Robert C. Miller, President

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

The foregoing instrument was acknowledged before me this 19th day of November, 2019, 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)

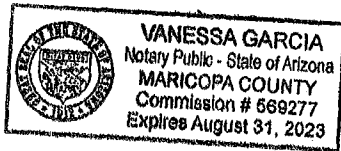


EXHIBIT A

Legal Description of the Property

Lots 51 and 52, 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: 512-16-2670
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 (no more than four):
 (1) 512-16-2680 (3) _____
 (2) _____ (4) _____

COUNTY OF RECORDATION PINAL
 FEE NO 2020-085458
 RECORD DATE 08/27/2020

2. SELLER'S NAME AND ADDRESS:
SRS MARICOPA PARTNERSHIP LLP
7719 S. 124th Street
Seattle, WA 98178

10. SALE PRICE: \$40,000.00

11. DATE OF SALE (Numeric Digits): 8 / 2020
 Month Year

3. (a) BUYER'S NAME AND ADDRESS:
SANTA ROSA SPRINGS CVH, LLC
3200 N. Hayden Road, Suite #315
Scottsdale, AZ 85251

12. DOWN PAYMENT: \$0.00

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

13. METHOD OF FINANCING:
 e. New loan(s) from financial Institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify:
 d. Seller Loan (Carryback)

4. ADDRESS OF PROPERTY:
Lots 51&52, Santa Rosa Springs Parcel 2, Maricopa, AZ 85138

14. PERSONAL PROPERTY (see reverse side for definition):

5. (a) MAIL TAX BILL TO:
3200 N. Hayden Road, Suite #315
Scottsdale, AZ 85251
 (b) Next tax payment due October 1, 2020

(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: _____

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: _____

15. PARTIAL-INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: N/A

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."

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: _____

See reverse side for definition of a "primary residence" or "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Premier Title Agency
2910 E Camelback Rd., Suite 100
Phoenix, AZ 85016

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.

18. LEGAL DESCRIPTION (attach copy if necessary)
 See Exhibit "A" attached hereto and made a part hereof

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 26 day of August, 2020
 Notary Public MICHELLE HENDRIX
 Notary Expiration Expires April 30, 2021

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 26 day of August, 2020
 Notary Public DAVID BAUGH
 Notary Expiration Date Expires September 29, 2023

EXHIBIT "A"
LEGAL DESCRIPTION

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BOOK 85 OF DEEDS, PAGE 228