



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 09/11/2020 1129

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2020-091138

Recorded at the request of,
and when recorded, return to:

Diamond Elite CG 1 LLC
221 W. Grand Ave, Suite 102-C
Montvale, NJ 07645

585962

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt of which is hereby acknowledged, PC Acacia Condos LLC, an Arizona limited liability company ("Grantor"), does hereby convey to Diamond Elite CG 1 LLC, an Arizona limited liability company ("Grantee"), and its successors and assigns forever, all of Grantor's right, title and interest in and to that certain real property located in Pinal County, State of Arizona, which is legally described in Exhibit A attached hereto and made a part hereof ("Property"), subject to the matters of record listed in Exhibit B.

Grantor hereby warrants the title to the Property against all acts of Grantor and no others, subject to the matters set forth above.

///signatures on the following page///

July 31
DATED: ~~XXXXXX~~, 2020.

GRANTOR:


PC Acacia Condos LLC,
an Arizona limited liability company

By: PC Acacia Management LLC,
an Arizona limited liability company

Its: Managing Member

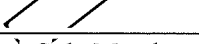
By: Praxis Capital, Inc.,
a California corporation

Its: Managing Member

By: 
Brian Burke, President

By: Zona Capital, LLC
an Arizona limited liability company

Its: Managing Member

By: 
Serge Shuhkat, Sole Member

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

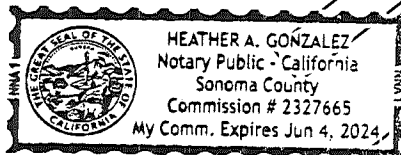
STATE OF CALIFORNIA)
COUNTY OF SONOMA) ss.

On August 4, 2020, before me, Heather A Gonzalez, Notary Public, personally appeared Brian Burke, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Heather A. Gonzalez
Notary Public

Exhibits A and B are attached.

July 31

DATED: ~~August~~ ^{XXXX} _____, 2020.

GRANTOR:

PC Acacia Condos LLC,
an Arizona limited liability company

By: PC Acacia Management LLC,
an Arizona limited liability company

Its: Managing Member

By: Praxis Capital, Inc.,
a California corporation

Its: Managing Member

By: _____
Brian Burke, President

By: Zona Capital, LLC
an Arizona limited liability company

Its: Managing Member

By: _____
Serge Shuhkat, Sole Member

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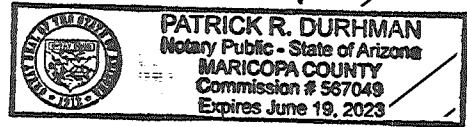
STATE OF Arizona)
COUNTY OF Maricopa) ss.

On 07/31/2020, before me, Patrick R. Durham Notary Public, personally appeared Serge Shukkat, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~California~~ Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[SEAL]



Patrick R. Durham
Notary Public

Exhibits A and B are attached.

EXHIBIT A

LEGAL DESCRIPTION OF REAL PROPERTY

(IMPROVED PROPERTY)

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF CASA GRANDE, COUNTY OF PINAL, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

UNITS 115 THROUGH 118, INCLUSIVE, UNITS 181 THROUGH 190, INCLUSIVE, UNITS 215 THROUGH 218, INCLUSIVE AND UNITS 281 THROUGH 290, INCLUSIVE, AND TRACTS A AND B OF "RE-SUBDIVISION OF ACACIA LOFTS, A CONDOMINIUM", AS CREATED BY THAT CERTAIN "DECLARATION OF CONDOMINIUM COVENANTS, CONDITIONS AND RESTRICTIONS FOR ACACIA LOFTS, A CONDOMINIUM", RECORDED NOVEMBER 06, 2015 IN DOCUMENT NO. 2015-072172 AND RE-RECORDED NOVEMBER 13, 2015 IN DOCUMENT NO. 2015-073347 AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED JULY 24, 2009 IN DOCUMENT NO. 2009-075745 AND BY AFFIDAVIT OF CORRECTION RECORDED JULY 28, 2009 IN DOCUMENT NO. 2009-076538, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA;

TOGETHER WITH UNDIVIDED INTERESTS IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION.

EXHIBIT B

EXCEPTIONS

1. Taxes and assessments collectible by the County Treasurer, not yet due and payable for the year 2020.
2. Any action by the County Assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of the Policy of Title Insurance.
3. Water rights, claims, or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.
4. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
5. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision, recorded in Cabinet C, Slide 132.
6. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision, recorded in Cabinet F, Slide 173.
7. Easements, restrictions, reservations and conditions as set forth on the recorded plat of said subdivision, recorded in Document No. 2009-075745 and by Affidavit of Correction recorded in Document No. 2009-076538.
8. Liabilities and obligations imposed upon said land by reason of its inclusion within any district formed pursuant to Title 48 Arizona Revised Statutes.
9. Easement for rights of way for public streets and utilities and rights incident thereto, as set forth in instrument recorded in Map of Dedication recorded in Cabinet A Slide 197
10. Easement for communication systems, and rights incident thereto, as set forth in instrument recorded in Book 24 of Miscellaneous Records, pages 460, 509 and 510.
11. The effect of Resolution ordering abandonment and reversion of certain roads or streets in Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, to the abutting property owners as recorded in Docket 49, page 164.)
12. Easement for electrical transmission lines, and rights incident thereto, as set forth in instrument recorded Docket 688. page 792.
13. Terms, conditions, restrictions, easements, liabilities and/or obligations arising by reason of Agreement and Notice of Municipal Provider Reporting Requirements for Acacia Lofts, regarding membership in the Central Arizona Groundwater Replenishment District recorded in Document No. 2005-121569.
14. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements, party walls or assessments, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national

origin contained in instrument recorded in Document No. 2005-121570.

15. Terms, conditions, restrictions, easements, liabilities and/or obligations arising by reason of Donation Agreement recorded in Document No. 2005-160353.
16. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements, party walls or assessments, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument recorded in Document No. 2015-72172 and re-recorded in Document No. 2015-73347; and Assignment and Assumption of Declarant's Rights recorded in Document No. 2016- 60003.
17. Rights of parties in possession on month-to-month tenancy under written but unrecorded leases or other agreements.
18. Matters shown on survey prepared by Tony P. Elley, dated Feb. 5, 2020, designated as Job No. 07176.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 506-16-1150 -- Unit 115
 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? 27

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

- (1) SEE EXHIBIT A (3)
 (2) _____ (4)

2. SELLER'S NAME AND ADDRESS:

PC Acacia Condos LLC
3550 Round Barn Blvd., Suite 104
Santa Rosa, California 95403

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

Diamond Elite CG 1 LLC
221 W. Grand Ave, Suite 102-C
Montvale, NJ 07645

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

1456 E 9th Street, Casa Grande, AZ 85122
Units 115-118, Units 181-190, Units 215-218 and Units 281-290

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

Diamond Elite CG 1 LLC
221 W. Grand Avenue, Suite 102-C
Montvale, NJ 07645

(b) Next tax payment due October 1, 2020

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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: 28
 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.

SEE ATTACHED SIGNATURE PAGE

Signature of Seller / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2020-091138
 RECORD DATE 09/11/2020

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: \$4,810,000. 00
 08/2020

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

12. DOWN PAYMENT \$ 00 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 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):

Diamond Elite CG 1 LLC Attn: Ted Mozes (845) 362-6951
221 W. Grand Ave, Suite 102-C
Montvale, NJ 07645

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached

SEE ATTACHED SIGNATURE PAGE

Signature of Buyer / Agent _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

SELLER'S SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE (IMPROVED PROPERTY)

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTANING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.


PC Acacia Condos LLC,
an Arizona limited liability company

By: PC Acacia Management LLC,
an Arizona limited liability company

Its: Managing Member


By: Praxis Capital, Inc.,
a California corporation

Its: Managing Member

By: 
Brian Burke, President

By: Zona Capital, LLC
an Arizona limited liability company

Its: Managing Member

By: 
Serge Shuhkat, Sole Member

PC
S

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STATE OF CALIFORNIA)

) ss

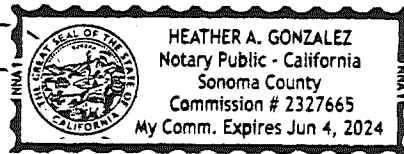
COUNTY OF SONOMA)

Subscribed and sworn to ~~(or affirmed)~~ before me on this 4 day of August 2020, by

Brian Burke proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Heather A. Gonzalez

Notary Public



(Affix seal here)

SELLER'S SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE (IMPROVED PROPERTY)

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By: PC Acacia Management LLC,
an Arizona limited liability company

Its: Managing Member

By: Praxis Capital, Inc.,
a California corporation

Its: Managing Member

By: _____
Brian Burke, President

By: Zona Capital, LLC
an Arizona limited liability company

Its: Managing Member

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PC
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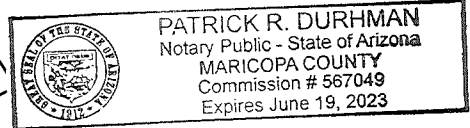
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STATE OF Arizona)

COUNTY OF Maricopa) SS

Subscribed and sworn to (or affirmed) before me on this 31 day of July 2020, by Serge Shukkat, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Notary Public



(Affix seal here)

EXHIBIT A
TO AFFIDAVIT OF PROPERTY VALUE (IMPROVED PROPERTY)

Parcel Numbers:

506-16-1150 – Unit 115	506-16-2150 – Unit 215
506-16-1160 – Unit 116	506-16-2160 – Unit 216
506-16-1170 – Unit 117	506-16-2170 – Unit 217
506-16-1180 – Unit 118	506-16-2180 – Unit 218
506-16-1810 – Unit 181	506-16-2810 – Unit 281
506-16-1820 – Unit 182	506-16-2820 – Unit 282
506-16-1830 – Unit 183	506-16-2830 – Unit 283
506-16-1840 – Unit 184	506-16-2840 – Unit 284
506-16-1850 – Unit 185	506-16-2850 – Unit 285
506-16-1860 – Unit 186	506-16-2860 – Unit 286
506-16-1870 – Unit 187	506-16-2870 – Unit 287
506-16-1880 – Unit 188	506-16-2880 – Unit 288
506-16-1890 – Unit 189	506-16-2890 – Unit 289
506-16-1900 – Unit 190	506-16-2900 – Unit 290

LEGAL DESCRIPTION OF REAL PROPERTY

THAT CERTAIN REAL PROPERTY LOCATED IN THE CITY OF CASA GRANDE, COUNTY OF PINAL, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

UNITS 115 THROUGH 118, INCLUSIVE, UNITS 181 THROUGH 190, INCLUSIVE, UNITS 215 THROUGH 218, INCLUSIVE AND UNITS 281 THROUGH 290, INCLUSIVE, AND TRACTS A AND B OF "RE-SUBDIVISION OF ACACIA LOFTS, A CONDOMINIUM", AS CREATED BY THAT CERTAIN "DECLARATION OF CONDOMINIUM COVENANTS, CONDITIONS AND RESTRICTIONS FOR ACACIA LOFTS, A CONDOMINIUM", RECORDED NOVEMBER 06, 2015 IN DOCUMENT NO. 2015-072172 AND RE-RECORDED NOVEMBER 13, 2015 IN DOCUMENT NO. 2015-073347 AND AS SHOWN ON THE PLAT OF SAID CONDOMINIUM, RECORDED, JULY 24, 2009 IN DOCUMENT NO. 2009-075745 AND BY AFFIDAVIT OF CORRECTION RECORDED JULY 28, 2009 IN DOCUMENT NO. 2009-076538, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA;

TOGETHER WITH UNDIVIDED INTERESTS IN THE COMMON ELEMENTS AND LIMITED COMMON ELEMENTS AS DEFINED IN THE DECLARATION.

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STATE OF NY)

) ss

COUNTY OF Rockland)

Subscribed and sworn to (or affirmed) before me on this 9th day of Sept 2020, by

Aron Grossman, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



Notary Public

(Affix seal here)

Miriam Nachison
Notary Public - State of New York
No. 01NA6174845
Qualified in Rockland County
My Commission Expires January 31, 2024