



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 09/11/2020 1140

FEE: \$30.00

PAGES: 8

FEE NUMBER: 2020-091146

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

Diamond Elite CG 2 LLC  
221 W. Grand Ave, Suite 102-C  
Montvale, NJ 07645

585-9162-2

### 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 C G 2 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///

~~XXX~~ July 31  
DATED: August ~~10~~, 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.

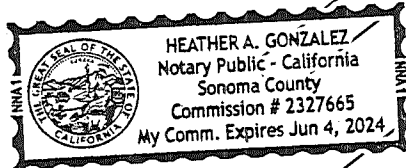
STATE OF CALIFORNIA )  
COUNTY OF SONOMA ) ss.

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

XXX July 31  
DATED: ~~August 11~~, 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.

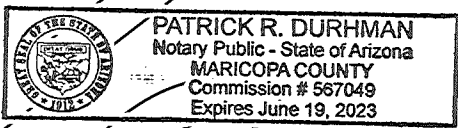
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

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**

(UNIMPROVED PROPERTY)

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

UNITS 101 THROUGH 114, INCLUSIVE, UNITS 119 THROUGH 180, INCLUSIVE, UNITS 201 THROUGH 214, INCLUSIVE AND UNITS 219 THROUGH 280, 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, OF OFFICIAL RECORDS AND BY AFFIDAVIT OF CORRECTION RECORDED JULY 28, 2009 IN DOCUMENT NO. 2009-076538, OF OFFICIAL RECORDS 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: 506-16-1010 Unit 101 - SPLIT  
 BOOK MAP PARCEL

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? 147

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 2 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 101-114, Units 119-180, Units 201-214, Units 219-280

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

Diamond Elite CG 2 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: 148  
 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 \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2020-091146  
 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: \$ 100,000. 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 2 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 (UNIMPROVED PROPERTY)

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.

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

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 )

) ss

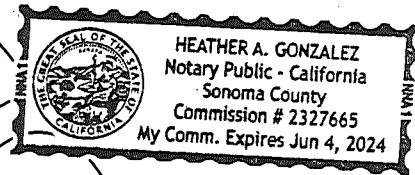
COUNTY OF SONOMA )

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 (UNIMPROVED PROPERTY)

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.

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

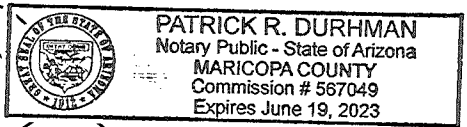
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STATE OF Arizona )

COUNTY OF Maricopa ) ss

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

[Signature]  
Notary Public



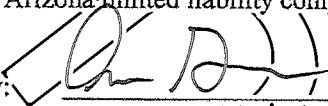
(Affix seal here)

DUPLICATE

BUYER'S SIGNATURE PAGE TO AFFIDAVIT OF PROPERTY VALUE (UNIMPROVED PROPERTY)

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.

Diamond Elite CG #2 LLC,  
an Arizona limited liability company

By:   
Name: ~~Yehoshua Rubin~~ Yehoshua Rubin  
Its: Managing Member

OFFERS

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 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.

[Signature]  
Notary Public

(Affix seal here)

**Miriam Nachison**  
Notary Public - State of New York  
No. 01NA6174845  
Qualified in Rockland County  
My Commission Expires January 31, 24

EXHIBIT A  
TO AFFIDAVIT OF PROPERTY VALUE (UNIMPROVED PROPERTY)

Parcel Numbers:

506-16-1010 through 506-16-1140 Unit Nos. 101 through 114	506-16-2010 through 506-16-2140 Unit Nos. 201 through 214
506-16-1190 through 506-16-1800 Unit Nos. 119 through 180	506-16-2190 through 506-16-2800 Unit Nos. 219 through 280

**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 101 THROUGH 114, INCLUSIVE, UNITS 119 THROUGH 180, INCLUSIVE, UNITS 201 THROUGH 214, INCLUSIVE AND UNITS 219 THROUGH 280, 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 OF OFFICIAL RECORDS AND BY AFFIDAVIT OF CORRECTION RECORDED JULY 28, 2009 IN DOCUMENT NO. 2009-076538, OF OFFICIAL RECORDS 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.