



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/14/2021 1414
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-005101

Recording Requested by:

Title Alliance of Phoenix Agency, LLC

When recorded mail to:
Alablanca Development, Inc.
4915 E Baseline Rd., Ste 105
Gilbert, AZ 85234

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Whitewing Land Investment, LLC, an Arizona limited liability company

do hereby convey to

Alablanca Development, Inc., an Arizona corporation

the following described real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor binds itself to warrant the title against all acts of the Grantor and no other.

Exempt ARS 11-1134

B13

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Dated: January 11, 2021

Whitewing Land Investment, LLC, an Arizona limited liability company

By: ARCUS Private Capital Solutions, LLC, an Arizona limited liability company


Its: Manager

By: 
Andrew Martin, Manager

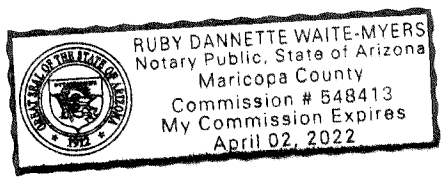
State of ARIZONA
County of Maricopa

On this 12th day of January, 2021, before me, the undersigned a Notary Public in and for said County and State, personally appeared of Andrew Martin, Manager of ARCUS Private Capital Solutions, LLC, an Arizona limited liability company, Manager of Whitewing Land Investment, LLC, an Arizona limited liability company personally known to me (or 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.

WITNESS my hand and official seal:

Signature: 
Notary Public

My Commission expires: 4-2-22



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File No: 684-002556

EXHIBIT A

LOT 55, OF WHITEWING AT SAN TAN MAGMA, ACCORDING TO THE PLAT
RECORDED IN CABINET G, SLIDE 192, RECORDS OF PINAL COUNTY, ARIZONA.

210-29-1550

PROFFERS