



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

When Recorded, Return to:
Whitewing Land Investment, LLC
4915 E Baseline Road, Suite 105
Gilbert, AZ 85234
Attention: Andrew Martin

DATE/TIME: 03/04/2021 12:51
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-026616

COVER PAGE OF CORRECTIVE DEED

FOR

SPECIAL WARRANTY DEED

This document is being recorded to correct the Special Warranty Deed recorded on 01/07/2021 as Instrument No. 2021-001959 for the sole purpose of **correcting the legal description (the attached Exhibit "A")**.

Exempt per A.R.S. 11-1134-B2

SPECIAL WARRANTY DEED

For valuable consideration, WHITEWING LAND INVESTMENT, LLC, an Arizona limited liability company (“**Grantor**”), hereby conveys to CBAM PROPERTIES, LLC, an Arizona limited liability company (“**Grantee**”), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto (the “**Property**”):

See Exhibit "A" attached hereto,

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, and restrictions, obligations, liabilities, and other matters as may appear of record, and all matters that an accurate survey of the Property or physical inspection of the Property would disclose.

Notwithstanding any warranty that may otherwise be implied from the use of any word, phrase or clause herein, Grantor hereby binds itself and its successors to warrant and defend the title against Grantor’s acts and none other, subject to the matters set forth above.

[Continued on Following Page]

**AFFIDAVIT AND FEE
EXEMPT PURSUANT TO
A.R.S. § 11-1134(B)(7)(b)**

DATED this 2 day of March, 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*
Andrew Martin, Manager

STATE OF ARIZONA

County of Maricopa

)
) ss.
)

The foregoing instrument entitled Special Warranty Deed, was acknowledged before me on this 2nd day of March, 2021, by Andrew Martin, Manager of ARCUS Private Capital Solutions, LLC, an Arizona limited liability company, the Manager of WHITEWING LAND INVESTMENT, LLC, an Arizona limited liability company, as Grantor.

Ruby Dannette Waite Myers
Notary Public

My Commission Expires:

4/2/2022

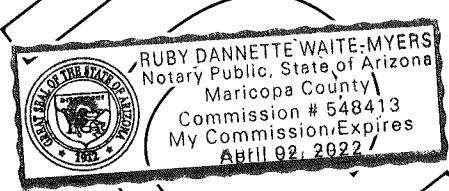


Exhibit "A"
to
Special Warranty Deed

Legal Description of the Property

Lots 2, 84, 119, 121, and 122, of WHITEWING AT SAN TAN MAGMA, according to the plat recorded in Cabinet G, Slide 192, records of Pinal County, Arizona.