



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 03/21/2022 1320  
FEE: \$30.00  
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FEE NUMBER: 2022-033379

When recorded, mail to:

Heartland Coolidge Community Association  
c/o AAM, LLC  
1600 W. Broadway Road, Suite 200  
Tempe, AZ 85282

**AFFIDAVIT EXEMPT: A.R.S. 11-1134(A)(7)**

**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration received, MBC-HEARTLAND, L.L.C., an Arizona limited liability company ("Grantor") does hereby convey to HEARTLAND COOLIDGE COMMUNITY ASSOCIATION, INC., an Arizona non-profit corporation ("Grantee"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to be used and maintained by Grantee as common areas for the residential community known as Heartland:

Tract Z and Tract AAA, HEARTLAND UNIT 2, according to the Plat recorded in Cabinet F, Slide 147, Official Records of Pinal County, Arizona Recorder;

Tract EE, HEARTLAND UNIT 3 according to the Plat recorded Cabinet F, Slide 151, Official Records of Pinal County, Arizona Recorder.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed this 21<sup>st</sup> day of MARCH, 2022.

**GRANTOR:**

**MBC-HEARTLAND, L.L.C., an Arizona limited liability company;**

**By Sonterra Partners, L.L.C., an Arizona limited liability company, its Managing Member**

By: [Signature]

Its: MANAGER

STATE OF ARIZONA )  
County of MARICOPA ) ss.

The foregoing document was acknowledged before me this 21<sup>st</sup> day of MARCH, 2022, by DAVID CORNUAL, the MANAGER of Sonterra Partners, L.L.C., an Arizona limited liability company, the Managing Member of MBC-Heartland, L.L.C., an Arizona limited liability company.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Michele Root  
Notary Public

My Commission Expires:

