



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLLE

Recording Requested By:
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

AVALANCHE INVESTMENTS LLC, A
NEVADA LIMITED LIABILITY COMPANY
8234 E. PALM ROAD
MESA, AZ 85234

DATE/TIME: 11/08/2012 1247

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2012-096709



ESCROW NO.: 40111296-045-RLD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

San Marcos Court, LLC, an Arizona limited liability company

do/does hereby convey to

Avalanche Investments LLC, a Nevada limited liability company

the following real property situated in **Pin**al County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 30 day of October, 2012

San Marcos Court, LLC,
an Arizona limited liability company

By: *Spencer Owens*
Spencer Owens

Its: Authorized Signor

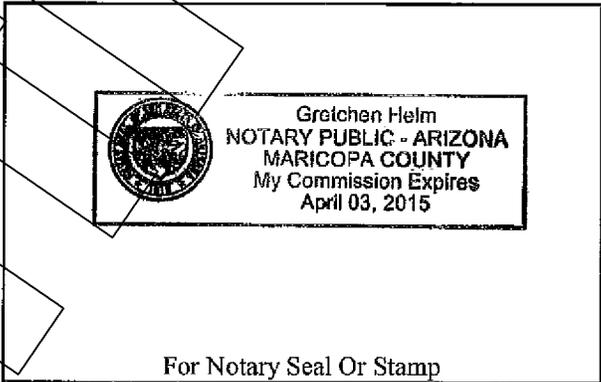
STATE OF ARIZONA }
COUNTY OF Maricopa } SS:

On Oct. 30, 2012, before me, Gretchen Helm, a Notary Public in and for said County and State, personally appeared Spencer Owens.

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.

WITNESS my hand and official seal.

Signature *Gretchen Helm*



For Notary Seal Or Stamp

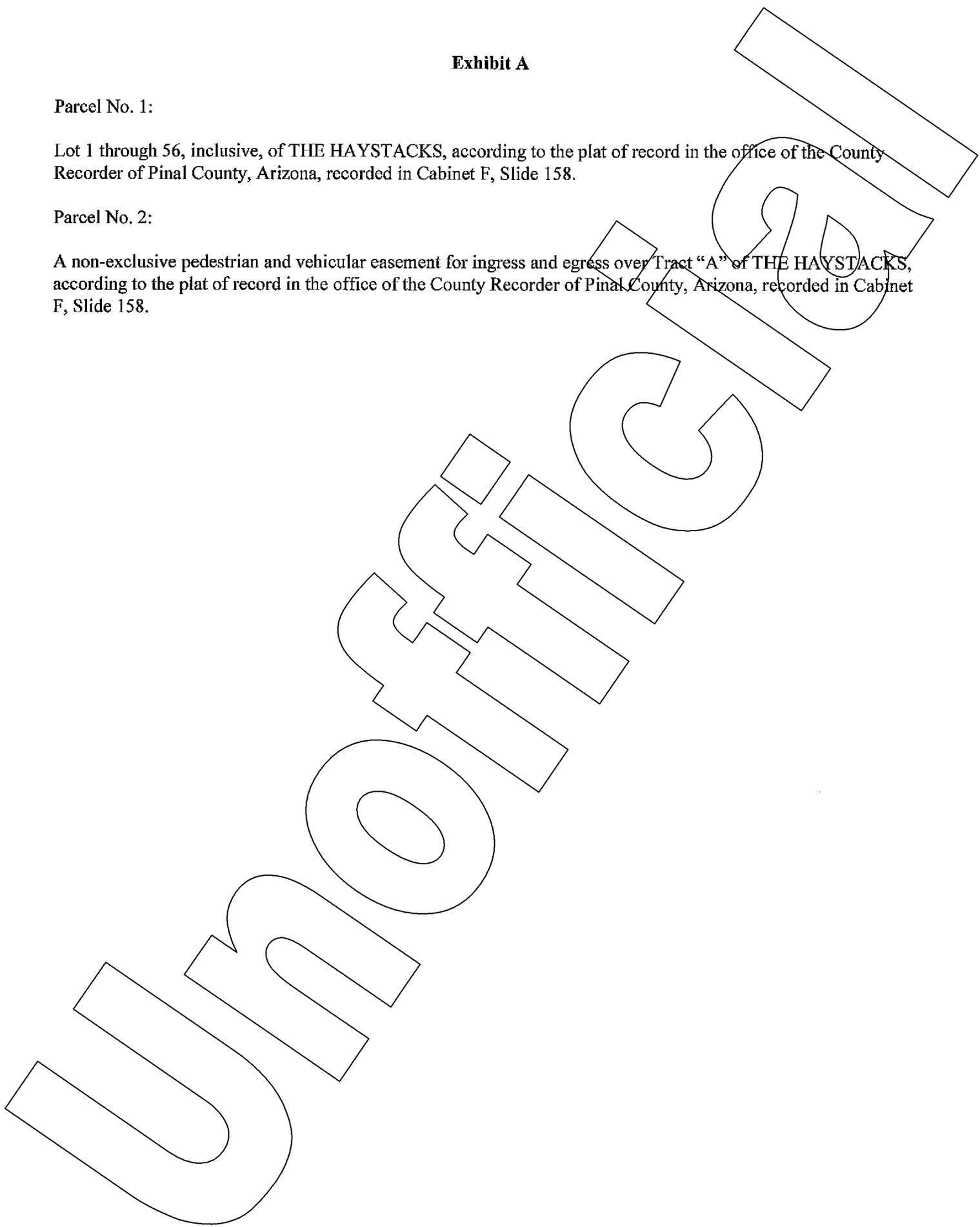
Exhibit A

Parcel No. 1:

Lot 1 through 56, inclusive, of THE HAYSTACKS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 158.

Parcel No. 2:

A non-exclusive pedestrian and vehicular easement for ingress and egress over Tract "A" of THE HAYSTACKS, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 158.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-08-056
 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? 55

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

- (1) 102-08-057 (2) 102-08-058
 (3) 102-08-059 (4) 102-08-060

2. SELLER'S NAME AND ADDRESS:

San Marcos Court, LLC, an Arizona limited liability company
P O Box 20130
Mesa, AZ 85277

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

Avalanche Investments LLC, a Nevada limited liability company
8234 E. Palm Lane
Mesa, AZ 85207

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 1-56, The Haystacks, Cab F, Slide 158 (Pinal County)
AZ

5. MAIL TAX BILL TO:

Buyer as referenced in no. 3 above

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 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:

- To be used as a primary residence. Owner occupied, not a primary residence.
 To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units:
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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:

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 11/08/2012 1247
 FEE NUMBER: 2012-096709

10. SALE PRICE: \$ 960,000.00

11. DATE OF SALE (Numeric Digits): 11 / 12
 Month / Year

12. DOWN PAYMENT \$ 960,000.00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution
 (1) Conventional
 (2) VA
 b. Barter or trade
 c. Assumption of existing loan(s) (3) FHA
 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:
 \$ 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:

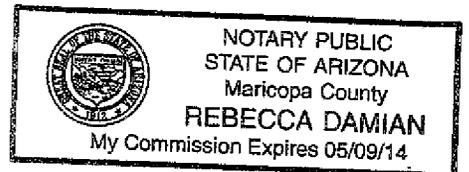
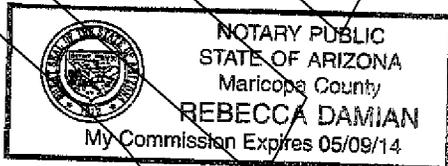
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

Signature of Seller Agent [Signature]
 State of AZ County of MARICOPA
 Subscribed and sworn to before me on this 7th day of NOV 2012
 Notary Public [Signature]
 Notary Expiration Date 5-9-14

Signature of Buyer Agent [Signature]
 State of AZ County of MARICOPA
 Subscribed and sworn to before me on this 7th day of Nov 2012
 Notary Public [Signature]
 Notary Expiration Date 5-9-14



LEGAL DESCRIPTION

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The Haystacks - Lots 1-56
40111296 - List of APN's for the Affidavit of Property Value
(* included in No. 1 of Affidavit of Property Value)

102-08-056 *	102-08-096
102-08-057 *	102-08-097
102-08-058 *	102-08-098
102-08-059 *	102-08-099
102-08-060 *	102-08-100
102-08-061	102-08-101
102-08-062	102-08-102
102-08-063	102-08-103
102-08-064	102-08-104
102-08-065	102-08-105
102-08-066	102-08-106
102-08-067	102-08-107
102-08-068	102-08-108
102-08-069	102-08-109
102-08-070	102-08-110
102-08-071	102-08-111
102-08-072	
102-08-073	
102-08-074	
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102-08-076	
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