

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.
WHEN RECORDED MAIL THIS DOCUMENT
AND TAX STATEMENTS TO:

Zona Multifamily, LLC, a Arizona limited
liability company
P.O. Box 914
Higley, AZ 85236



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/10/2014 0900
FEE: \$14.00
PAGES: 3
FEE NUMBER: 2014-033280

APN: 504-48-056A
Escrow No: 05140156-513-LL1
Title No: 01802709-816-JKB



Space above this line for Recorder's use

1/3

WARRANTY DEED

FOR the consideration of Ten Dollars, and other VALUABLE CONSIDERATION, I or we,

Virdene A. Pylant, Trustee of the Virdene A. Pylant Living Trust dated December 11, 2007, formerly known as The Pylant/Shehata 2007 Trust

Do/does hereby convey to Zona Multifamily, LLC, a Arizona limited liability company

the following described real property in the City of Casa Grande, County of Pinal, State of California:
See Exhibit A attached hereto and made a part hereof.

Commonly known as: 1926, 1928, 1930, 1932, 1934, 1936 & 1938 N. Avenica Palmas, Casa Grande, AZ

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.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: May 19, 2014

Virdene A. Pylant, Trustee of the Virdene A. Pylant Living Trust dated December 11, 2007, formerly known as The Pylant/Shehata 2007 Trust

Virdene A. Pylant, Trustee
By: Virdene A. Pylant, Trustee

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss:

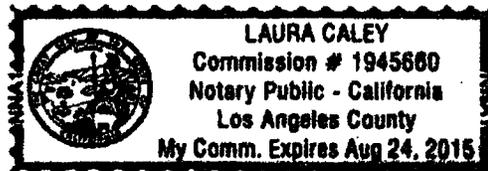
On 20 May 2014 before me, Laura Caley, a Notary Public, personally
(here insert name and title of the officer)

appeared Virdene A. Pylant
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.

Signature Laura Caley, Notary



(This area for notary stamp)

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Units 1 through 56 Inclusive, TIERRA PALMS CONDOMINIUMS, according to Cabinet A, slides 110, 111 and 112 and as set for the in Declaration of Horizontal Property Regime recorded in Docket 1203, page 47, records of Pinal County, Arizona;

TOGETHER WITH an undivided proportionate interest in the common elements.

APN: 504-48-056A

UNOFFICIAL

DATE: June 9, 2014

ESCROW NO.: 01802709-816-JKB

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the Beneficiary(ies) of The Virdene A. Pylant, Trustee of the Virdene A. Pylant Living Trust formerly known as The Pylant/Shehata 2007 Trust

Trust dated December 11, 2007 is/are as follows:

Name: Virdene A. Pylant

Address: 230 Covina Avenue, Long Beach, CA 90803

Name: _____

Address: _____

(This document will be attached to the Deed or Conveyance Instrument and placed of public record at close of escrow)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504 - 48 - 056 - A
 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? _____

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

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Virdene A. Pylant, Trustee of the Virdene A. Pyla
Living Trust formerly The Pylant/Shebata 2007 Tru
230 Covina Avenue, Long Beach, CA 90803

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

Zona Multifamily, LLC
P.O. Box 914
Higley, AZ 85236

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

4. ADDRESS OF PROPERTY:

1926, 1928, 1930, 1932, 1934 & 1936 Avenida Palmas
Casa Grande, AZ

5. MAIL TAX BILL TO:

Zona Multifamily, LLC, a Arizona LLC
P.O. Box 914
Higley, AZ 85236

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:

- a. To be used as a primary residence b. Owner occupied, not a primary residence.
 c. 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 a 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: _____

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 Virdene A. Pylant, Trustee

State of California County of Los Angeles

Subscribed and sworn to before me on this 20 day of May, 2014

Notary Public Laura Caley

Notary Expiration Date 14 August 2015

DOR FORM 82482 (08/2012)

SIGNED IN CONJUNCTION

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/10/2014 0900

FEE NUMBER: 2014-033280

10. SALE PRICE: \$ 2,095,000 00

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

12. DOWN PAYMENT \$ _____ 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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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: N/A

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):

Lawyers Title
16775 Von Karman, Suite 100
Irvine, CA 92606 (800) 800-2682

18. LEGAL DESCRIPTION (attach copy if necessary):

Units 1 through 56, Tierra Palms Condominiums, according to Cabinet A, slides 110, 111 and 112, Declaration of Horizontal Property Regime, Docket 1203, Page 47

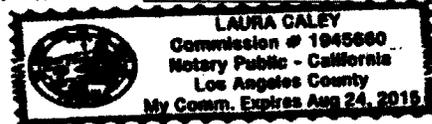
Signature of Buyer / Agent SEE ATTACHED

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 504 - 48 - 056 - A
 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? _____
 Please list the additional parcels below (attach list if necessary):
 (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Virdene A. Pylant, Trustee of the Virdene A. Pylant
Living Trust formerly The Pylant/Shebata 2007 Trust
230 Covina Avenue, Long Beach, CA 90803

3. (a) BUYER'S NAME AND ADDRESS:
Zona Multifamily, LLC
P.O. Box 914
Higley, AZ 85236
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY: 31936
1926, 1928, 1930, 1932, 1934 & 1936 Avenida Palmas
Casa Grande, AZ

5. MAIL TAX BILL TO: Zona Multifamily LLC
Tierra Palmas Apartments, LLC, an Arizona LLC
P.O. Box 914
Higley, AZ 85236

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

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 c. To be rented to someone other than
 a "family member."
 See reverse side for definition of a "primary residence" or "family member."

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For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

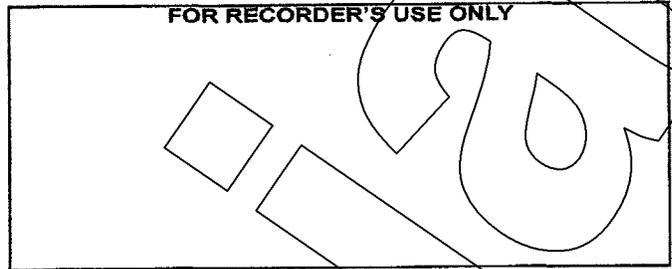
9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

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 _____
 State of _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20____
 Notary Public _____
 Notary Expiration Date _____

DOR FORM 82162 (08/2012)

SIGNED IN COUNTERPART



10. SALE PRICE: \$ 2,095,000 00

11. DATE OF SALE (Numeric Digits): 06/14
 Month / Year

12. DOWN PAYMENT \$ 383,000 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 f. Other financing; Specify: _____
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Lawyers Title
16775 Von Karman, Suite 100
Irvine, CA 92606 (800) 800-2582

18. LEGAL DESCRIPTION (attach copy if necessary):
Units 1 through 56, Tierra Palms Condominiums, according to
Cabinet A, slides 110, 111 and 112, Declaration of Horizontal
Property Regime, Docket 1203, Page 47

Signature of Buyer / Agent _____
 State of Arizona County of Pima
 Subscribed and sworn to before me on this 14th day of June 2014
 Notary Public Judy A. Taylor
 Notary Expiration Date 04/25/2017

