



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested By:  
Empire West Title Agency

And When Recorded Mail To:  
Atlas Commercial, LLC, an Arizona limited liability  
company  
6250 E. Cheney Drive  
Paradise Valley, AZ 85253

DATE/TIME: 07/03/2014 1542

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-038717



Escrow No.34834EW

1071

This area reserved for County  
Recorder

**WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, I,  
2010-1 Cre Az-Land, LLC, a Delaware limited liability company  
do hereby convey to

Atlas Commercial, LLC, an Arizona limited liability company

the following described property situated in the County of ~~Maricopa~~ <sup>Pinal</sup>, State of Arizona:

**THE SOUTH 212.74 FEET OF TRACT A, CASA GRANDE VISTA, ACCORDING TO  
THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL  
COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 9.**

**EXCEPT THE EAST 20 FEET FOR ALLEY PURPOSES, EXCEPT THE SOUTH 94  
FEET OF SAID TRACT A.**

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

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

Dated: June 17, 2014

2010-1 CRE AZ-Land, LLC

  
**Ed Dailey**  
**Authorized Signatory**

Dated June 17, 2014

Warranty Deed

Escrow No. 34834EW

STATE OF \_\_\_\_\_ )  
County of \_\_\_\_\_ )SS.

NEED NEW FORM.

On \_\_\_\_\_, before me, the undersigned Notary Public, personally appeared 2010-1 CRE AZ-Land, LLC by **ED Dailey, Portfolio Manager**, 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 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.

My Commission Expires:

\_\_\_\_\_  
Notary Public

UNOFFICIAL

# ACKNOWLEDGMENT

State of California  
County of Los Angeles

On ~~May~~ June 19, 2014 before me, Elizabeth Ashley Palumbo, Notary Public, personally appeared Ed Dailey, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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

A handwritten signature in cursive script, appearing to read "Elizabeth Ashley Palumbo".

(Seal)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 506-11-058E3  
 BOOK MAP PARCEL SPLIT LETTER  
 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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
2010-1 CRE AZ-Land, LLC  
2450 Broadway FL 6  
Santa Monica, AZ 80404

3. (a) BUYER'S NAME AND ADDRESS:  
Atlas Commercial, LLC, an Arizona limited liability company  
6250 E Cheney Drive  
Paradise Valley, AZ 85253  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:  
Vacant Land  
AZ

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)  
Atlas Commercial, LLC, an Arizona limited liability company  
6250 E Cheney Drive  
Paradise Valley, AZ 85253  
 (b) Next tax payment due \_\_\_\_\_

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.  To be rented to someone other than a "family member."  
 c.  To be used as a non-primary or secondary residence.

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

**FOR RECORDER'S USE ONLY**  
**PINAL COUNTY**  
**DATE/TIME: 07/03/2014 1542**  
**FEE NUMBER: 2014-038717**

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: \_\_\_\_\_

10. SALE PRICE: \$47,400.00

11. DATE OF SALE (Numeric Digits): 05 / 14  
 Month Year

12. DOWN PAYMENT: \$47,400.00

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  
 c.  Assumption of existing loan(s)  
 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% 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 Sales 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):  
Atlas Commercial, LLC, an Arizona limited liability company  
6250 E Cheney Drive  
Paradise Valley, AZ 85253

18. LEGAL DESCRIPTION (attach copy if necessary)  
 THE SOUTH 212.74 FEET OF TRACT A, CASA GRANDE VISTA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 16 OF MAPS, PAGE 9.

EXCEPT THE EAST 20 FEET FOR ALLEY PURPOSES, EXCEPT THE SOUTH 94 FEET OF SAID TRACT A.

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.

Italy Pulido  
 Signature of Seller/Agent  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me this 3 day of July 2014.  
 Notary Public  
 Notary Expiration Date NOV 5, 2015

Italy Pulido  
 Signature of Buyer/Agent  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me this 3 day of July 2014.  
 Notary Public  
 Notary Expiration Date NOV 5, 2015

