



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

When Recorded, Return To:

Pueblo Fourplexes, LLLP  
8390 E. Via de Ventura, F110 #252  
Scottsdale, AZ 85258

DATE/TIME: 07/07/2014 16:15

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-039178



### SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, MAPLE LEAF INTERNATIONAL PROPERTIES, LLP, an Arizona limited liability partnership (collectively, "**Grantor**"), hereby grants and conveys to Pueblo Fourplexes, LLLP, an Arizona limited liability partnership ("**Grantee**"), that certain real property situated in Maricopa County, Arizona, as more particularly described in **Exhibit "A"** attached hereto and by this reference incorporated herein, together with all rights and privileges appurtenant thereto (the "**Property**").

**SUBJECT TO:** All existing taxes and other assessments, reservations in patents, easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other items as may appear of record.

The Grantor hereby binds itself and its successors to warrant and defend the title against Grantor's acts and none other, subject to the matters above set forth.

DATED this 7th day of July, 2014.

**GRANTOR:**

Maple Leaf International Properties LLP, an  
Arizona limited liability partnership

BY: Martyn White  
Its: Authorized agent

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was subscribed and sworn to before me this 17th day of July, 2014 by Martyn White, authorized agent of Maple Leaf International Properties LLP, an Arizona limited liability company, Grantor herein.



D. MAUZY  
Notary Public—Arizona  
Maricopa County  
Expires 09/30/2015

*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/30/15

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Escrow No. 88003674-088-RM1

**Exhibit "A"**

**LEGAL DESCRIPTION**

Lots 17 through 24, inclusive, PUEBLO TOWNHOMES, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 135.

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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **505-20-038 thru 505-20-045**  
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:

Maple Leaf International Properties, LLP  
10 Pashee Lane Box 10  
Iqovise Bay, NB Canada E0E2A0

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

Pueblo Fourplexes, LLLP  
8390 E Via de Ventura F110 #252  
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:

846 North Pueblo Drive  
Casa Grande, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Pueblo Fourplexes, LLLP  
8390 EAST Via de Ventura, F110, #252  
SCOTTSDALE, AZ 85258

(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 "qualified family member."  
c.  To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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.

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 Arizona, County of Maricopa  
Subscribed and sworn to before me on this 14 day of July, 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date 9/30/15

 D. MAUZY  
Notary Public - Arizona  
Maricopa County  
Expires 09/30/2015

FOR RECORDER'S USE ONLY  
**PINAL COUNTY**  
**DATE/TIME: 07/07/2014 1615**  
**FEE NUMBER: 2014-039178**

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: \$ **184,000.00**

11. DATE OF SALE (Numeric Digits): **6/14**  
Month / Year

12. DOWN PAYMENT \$ **184,000.00**

13. METHOD OF FINANCING:

- a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
(1)  Conventional  
(2)  VA  
(3)  FHA  
f.  Other financing; Specify: \_\_\_\_\_  
b.  Barter or trade  
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: \_\_\_\_\_

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):

Pueblo Fourplexes, LLLP  
8390 E Via de Ventura F110 #252  
Scottsdale, AZ 85258  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 14 day of July, 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date 9/30/15

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