

FIRST AMERICAN TITLE



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

When recorded, return to:

Evergreen McCartney & Pinal SWC, L.L.C.  
2390 E. Camelback Road Suite 410  
Phoenix, AZ 85016

DATE/TIME: 07/22/2014 1227

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-042299

NCS 675310 (111)



SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WELLS FARGO BANK, N.A., a national banking association ("Grantor"), hereby grants, sells and conveys to **EVERGREEN-MCCARTNEY & PINAL SWC, L.L.C.**, an Arizona limited liability company ("Grantee"), that real property located in Pinal County, Arizona and legally described on Exhibit A attached hereto and incorporated herein by this reference and all improvements thereon, if any, (the "Property") together with all real property rights and interests appurtenant thereto, including all of Grantor's rights, title and interests, if any, in and to adjacent streets, alleys, rights-of-way, and any adjacent strips or gores of land.

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 22 day of July, 2014.

WELLS FARGO BANK, N.A.,  
a national banking association

By: Chad Carter  
Name: Chad Carter  
Its: Lease Negotiator

By: Leo J. Bauman  
Name: Leo J. Bauman  
Its: Vice President

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

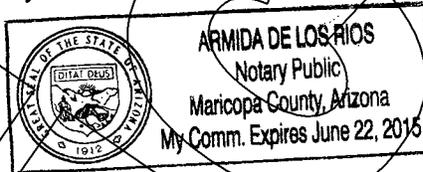
The foregoing instrument was acknowledged before me this 21st day of July, 2014 by CHAD CARTER, LEASE NEGOTIATOR of WELLS FARGO BANK, N.A., a national banking association, on behalf of the association.

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

Armida de los Rios  
Notary Public

My commission expires:

June 22, 2015



STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

The foregoing instrument was acknowledged before me this 21st day of July, 2014 by LEO BADMAN, VICE PRESIDENT of WELLS FARGO BANK, N.A., a national banking association, on behalf of the association.

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

Armida de los Rios  
Notary Public

My commission expires:

June 22, 2015

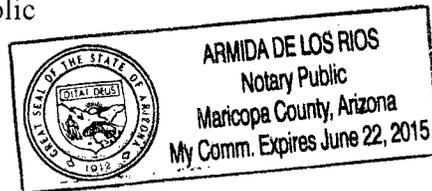


EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL NO. 1:

LOT 3, OF VILLAGO VILLAGE COMMERCIAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, PAGE 47.

PARCEL NO. 2:

AN EASEMENT FOR ACCESS AND INCIDENTAL PURPOSES AS SET FORTH IN INSTRUMENT RECORDED AS 2007-017355 OF OFFICIAL RECORDS AND FIRST AMENDMENT RECORDED JUNE 12, 2008 AS 2008-055966 OF OFFICIAL RECORDS.

PARCEL NO. 3:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES AS SET FORTH IN THAT CERTAIN INSTRUMENT RECORDED AS 2007-52554 OF OFFICIAL RECORDS SUPPLEMENT NO. 1 RECORDED MAY 07, 2007 AS 2007-054759 OF OFFICIAL RECORDS; SUPPLEMENT NO. 2 RECORDED MAY 07, 2008 AS 2008-043396 OF OFFICIAL RECORDS; FIRST AMENDMENT RECORDED DECEMBER 12, 2008 AS 2008-118423 OF OFFICIAL RECORDS; SUPPLEMENT NO. 3 RECORDED JANUARY 12, 2009 AS 2009-002918 OF OFFICIAL RECORDS, AND SUPPLEMENT NO. 4 RECORDED NOVEMBER 14, 2011 AS 2011-092317 OF OFFICIAL RECORDS, PINAL COUNTY, ARIZONA.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 504-31-7030  
 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? 0  
 Please list the additional parcels below (attach list if necessary):  
 (1) \_\_\_\_\_ (2) \_\_\_\_\_  
 (3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
Wells Fargo Bank, N.A.  
100 West Washington Suite 1430  
Phoenix, AZ

3. (a) BUYER'S NAME AND ADDRESS:  
Evergreen-McCartney & Pinal SWC, L.L.C.  
2390 E. Camelback Rd., Ste. 410  
Phoenix, AZ 85016

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

4. ADDRESS OF PROPERTY:  
Vacant Land  
Pinal County, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Evergreen-McCartney & Pinal SWC, L.L.C.  
2390 E. Camelback Rd., Ste. 410  
Phoenix, AZ 85016

(b) Next tax payment due \_\_\_\_\_

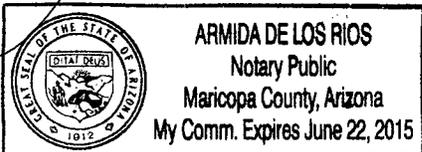
6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box  
 a.  Vacant land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agriculture  
 c.  Condo or Townhouse h.  Mobile or manufactured Home  
      Affixed  Not Affixed  
 d.  2-4 Plex i.  Other Use; Specify: \_\_\_\_\_  
 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 used as vacation home or secondary residence.  
 c.  To be rented to someone other than a "family member."  
 See reverse side for definitions of a "primary residence, secondary 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.

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 21st day of July, 2014  
 Notary Public Armida de los Rios  
 Notary Expiration Date June 22, 2015

DOR FORM 82162 (10/2013)



**FOR RECORDER'S USE ONLY**  
**PINAL COUNTY**  
**DATE/TIME: 07/22/2014 1227**  
**FEE NUMBER: 2014-042299**

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: \$128,000.00 00

11. DATE OF SALE (Numeric Digits): 07/14 / 14  
 Month/Year

12. DOWN PAYMENT: \$0.00 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 percent or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property: \$0.00 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):  
First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
NCS-675310-PHX1 (klb) Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 SEE ATTACHED EXHIBIT "A"

Signed in Counterpart  
 Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, 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: 504-31-7030  
 BOOK MAP PARCEL SPLIT

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**2. SELLER'S NAME AND ADDRESS:**

Wells Fargo Bank, N.A.  
 100 West Washington Suite 1430  
 Phoenix, AZ

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

Evergreen-McCartney & Pinal SWC, L.L.C.  
 2390 E. Camelback Rd., Ste. 410  
 Phoenix, AZ 85016

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

Vacant Land  
 Pinal County, AZ

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

Evergreen-McCartney & Pinal SWC, L.L.C.  
 2390 E. Camelback Rd., Ste. 410  
 Phoenix, AZ 85016

(b) Next tax payment due \_\_\_\_\_

**6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box**

- a.  Vacant land
- b.  Single Family Residence
- c.  Condo or Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial or Industrial Use
- g.  Agriculture
- h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- i.  Other Use; Specify: \_\_\_\_\_

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**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.

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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.

See attached.

Signature of Seller / Agent \_\_\_\_\_

State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

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

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

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 Month/Year

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 \$ 0.00 **00** AND

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See following page

Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_

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

Notary Expiration Date \_\_\_\_\_

**EVERGREEN-McCARTNEY  
& PINAL SWC, L.L.C.,**  
an Arizona limited liability company

By: Evergreen-Villago Partners ~~LLC~~ **SWC**  
L.L.C., an Arizona limited liability  
company  
Its: Sole Member

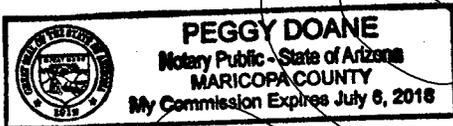
By: Evergreen Devco, Inc.  
a California corporation  
Its: Manager

By: Heather Personne  
Heather Personne, Principal

STATE OF ARIZONA  
COUNTY OF MARICOPA

On July 16<sup>th</sup>, 2014 before me, Peggy Doane, a Notary Public in  
and for said state, personally appeared Heather Personne, personally known to me (or proved to me on the  
basis of satisfactory evidence) to be the persons whose name is subscribed to the within instrument and  
acknowledged to me that she executed the same in her authorized capacity, and that by her signature on  
the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Peggy Doane  
Notary Public in and for said State  
My Commission Expires: July 6, 2018

**Exhibit "A "**

**PARCEL NO. 1:**

LOT 3, OF VILLAGO VILLAGE COMMERCIAL CENTER, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, PAGE 47.

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