

Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail to:
Casa Grande 1484, LLC,
ATTN: Vice President -
Real Estate
11301WOlympicBlvd,Suite507
Los Angeles, CA 90064

EscrowNo.: 22000-14-03931



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 08/06/2014 1107

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-045424



9/9

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**Thomas J. Giallanza, as Deputy Receiver on behalf of Landmarc Capital & Investment Company,
an Arizona corporation**

do hereby convey to

Casa Grande 1484, LLC, a Delaware limited liability company

the following described real property (together with all appurtenant interests, benefits, rights, and privileges and any improvements located thereon, the "Property") situated in the City of Casa Grande, Pinal County, Arizona.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Subject to those matters (the "Permitted Exceptions") identified on Exhibit "B" attached hereto and made a part hereof for all purposes.

The Grantor binds itself, and its successors, to warrant the title against all acts of the Grantor and no other.

Dated: July 15, 2014

Thomas J. Giallanza, as Deputy Receiver, on behalf of
Landmarc Capital & Investment Company, an Arizona
corporation

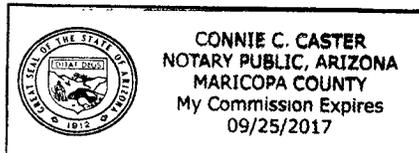
State of Arizona
County of Maricopa

On August 4, 2014, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Thomas J. Giallanza, as Deputy Receiver on behalf of Landmarc Capital & Investment Company, an Arizona corporation, 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 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.

WITNESS my hand and official seal.

Signature:

Notary Public



My Commission expires: 9/25/17

EXHIBITA

PARCEL NO. 1:

The East 330 feet of the South 710 feet of the East 710 feet of the East half of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPTING THEREFROM the following described property:

Commencing at the Southeast corner of said Section 21;

thence North 00 degrees 10 minutes 38 seconds West, a distance of 50 feet;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 33 feet to the TRUE POINT OF BEGINNING;

thence North 00 degrees 10 minutes 38 seconds West, a distance of 659.93 feet;

thence South 89 degrees 49 minutes 22 seconds West, a distance of 17.00 feet;

thence Southerly, along the arc of a curve to the right with a tangent bearing South 00 degrees 10 minutes 38 seconds East, and having a radius of 1528.20 feet and a central angle of 12 degrees 01 minutes 00 seconds for an arc distance of 321.84 feet to a point of reverse curvature of a tangent line concave to the East;

thence Southerly, along the arc of said curve to the left, having a radius of 1628.20 feet and a central angle of 12 degrees 03 minutes 46 seconds for an arc distance of 292.79 feet, to a point of reverse curvature;

thence Southwesterly, along the arc of said curve to the right having a radius of 50 feet and a central angle of 88 degrees 24 minutes 45 seconds for an arc distance of 77.15 feet, to a point of tangency along the North right of way line of State Highway 287;

thence North 89 degrees 57 minutes 01 seconds East, a distance of 136.74 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of the Southeast quarter of Section 21, Township 6 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 21;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 330 feet;

thence North 00 degrees 10 minutes 39 seconds West, a distance of 50 feet to the TRUE POINT OF BEGINNING;

thence continue North 00 degrees 10 minutes 39 seconds West, a distance of 610 feet;

thence South 89 degrees 57 minutes 01 seconds West, a distance of 80 feet;

thence South 00 degrees 10 minutes 39 seconds East, a distance of 610 feet;

thence North 89 degrees 57 minutes 01 seconds East, a distance of 80 feet to the TRUE POINT OF BEGINNING.

ALSO MEASURED AS FOLLOWS:

A portion of that certain parcel of land described in Special Warranty Deed Document No. 1999-050262, Pinal County Records (P.C.R.), lying within Section 21, Township 6 South, Range 6 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

COMMENCING at the southeast corner of said Section 21, from which the east quarter corner of said section, a 3-inch City of Casa Grande brass cap flush, bears North 00° 04' 40" West, a distance of 2673.96 feet;

THENCE along the east line of said section, North 00° 04' 40" West, 710.00 feet;

THENCE leaving said east line, South 89° 55' 20" West, 50.00 feet to a point of intersection with a non-tangent curve, said point also being on the west line of that certain parcel of land in Warranty Deed Document No. 961176 (P.C.R.), and the **POINT OF BEGINNING**;

THENCE southerly along said curve, having a radius of 1528.20 feet, concave westerly, whose radius bears South 89° 57' 13" West, through a central angle of 12° 00' 17", a distance of 320.19 feet, to a point of intersection with a non-tangent curve;

THENCE southerly along said curve, having a radius of 1628.20 feet, concave easterly, whose radius bears South 77° 56' 19" East, through a central angle of 10° 24' 53", a distance of 295.96 feet, to a point of reverse curvature;

THENCE southwesterly along said curve, having a radius of 50.00 feet, concave northwesterly, through a central angle of 88° 24' 45", a distance of 77.15 feet, to the curve's end and the north right of way line of Florence Boulevard;

THENCE North 89° 56' 29" West, a distance of 240.64 feet;

THENCE leaving said line, North 00° 04' 40" West along the prolongation of the east line of Resubdivision of Lowe's-Casa Grande final plat Document No. 2009-019795 (P.C.R.), a distance of 610.00 feet;

THENCE leaving said line, South 89° 56' 29" East, a distance of 80.00 feet;

THENCE North 00° 04' 40" West, a distance of 50.00 feet to the north line of the south 710.00 feet of said section;

THENCE South 89° 56' 29" East, a distance of 280.00 feet, to the **POINT OF BEGINNING**.

EXHIBIT B
Permitted exceptions

1. Taxes for the year 2014, not yet due and payable.
2. An easement for electrical power and rights incidental thereto, recorded in Docket 688, Page 792.
3. Water facilities along the south as set forth on the plat recorded in Book 19 of Surveys, Page 198.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 505-16-001B
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:
Thomas J. Giallanza, as Deputy Receiver on behalf of Landmarc Capital & Investment Company
2910 N. 44th St.
Phoenix, AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:
Casa Grande 1484, LLC,
ATTN: Hilary Lottenberg, 11301 W Olympic Blvd, Suite 507
Los Angeles, CA 90064
(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1484 E. Florence Blvd
Casa Grande, AZ 85122

5. (a) MAIL TAX BILL TO (Taxes due even if no bill received):
Casa Grande 1484, LLC,
ATTN: Hilary Lottenberg, 11301 W Olympic Blvd, Suite 507
Los Angeles, CA 90064
(b) Next tax payment due date October 1, 2014

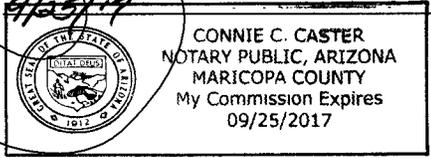
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex Affixed Not Affixed
e. Apartment Building i. Other Use; Specify _____

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 a 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 Thomas J. Giallanza
State of Arizona County of Maricopa
Subscribed and sworn to before me this 08 day of August, 2014
Notary Public Connie Caster
Notary Expiration Date 9/25/17



FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 08/06/2014 1107
FEE NUMBER: 2014-045424

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 \$ 2090000 00

11. DATE OF SALE (Numeric Digits): 02 / 2014
Month / Year

12. DOWN PAYMENT \$ 2090000 00

13. METHOD OF FINANCING
a. Cash (100% of Sale Price) e. New loan(s) from financial institution
b. Barter or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (3) FHA
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 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):
LEGAL DESCRIPTION ATTACHED HERETO.

Signature of Buyer/Agent Thany L Sexton
State of Arizona County of Maricopa
Subscribed and sworn to before me this 08 day of August, 2014
Notary Public Connie Caster
Notary Expiration Date 9/25/17

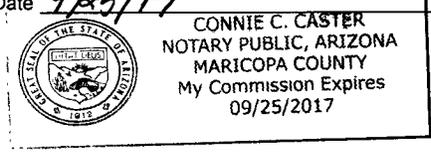


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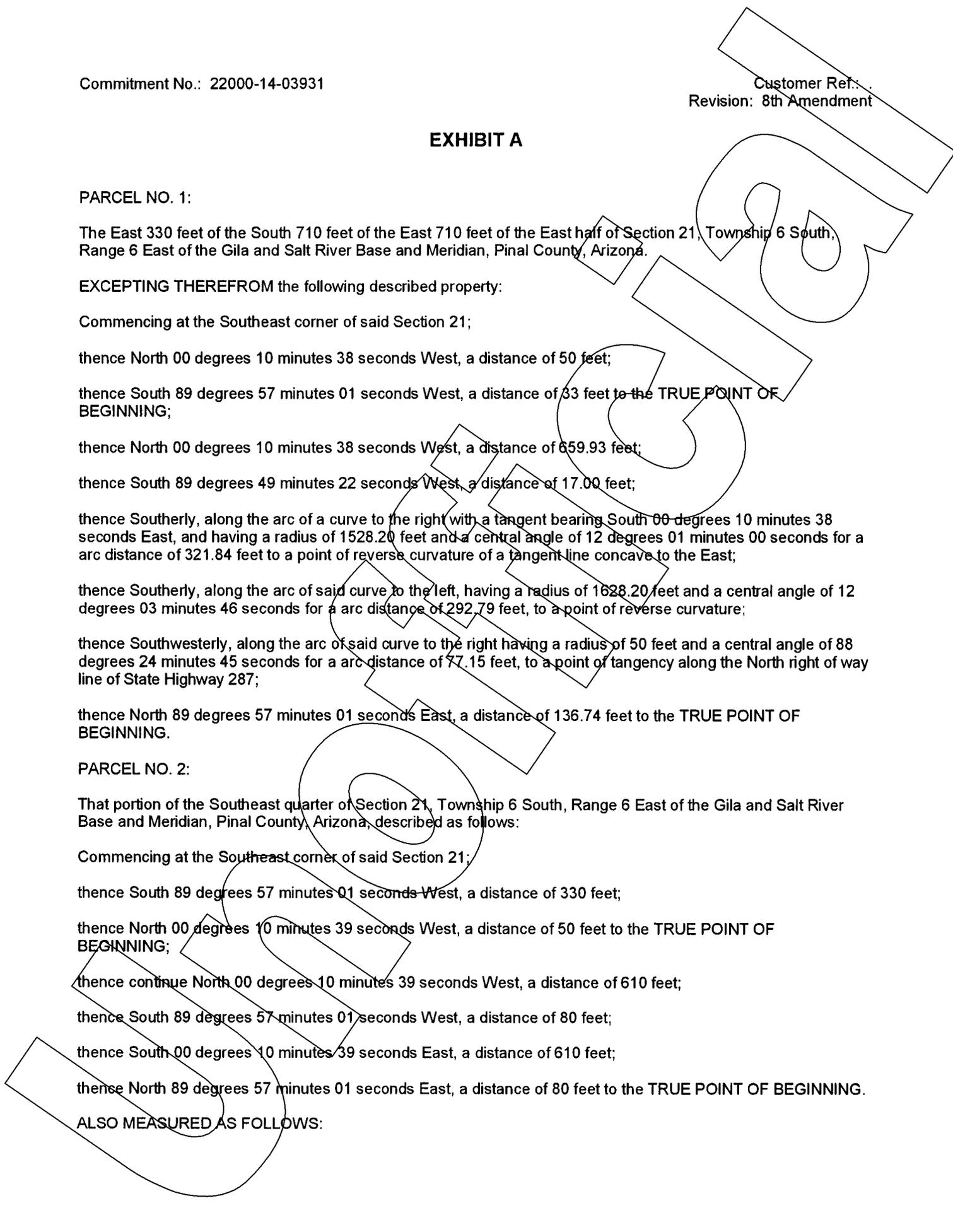


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