

THOMAS TITLE & ESCROW



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

WHEN RECORDED RETURN TO:

CRESTFIELD 57, L.L.C.  
8800 North Gainey Center Drive, Suite 255  
Scottsdale, Arizona 85258  
Attention: Adrian M. Gough

DATE/TIME: 08/29/2014 1044

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2014-050155



143103-33

1 of 3

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 U.S. Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, RES-AZ CRESTVIEW, LLC, a Florida limited liability company ("**Grantor**"), conveys to CRESTFIELD 57, L.L.C., an Arizona limited liability company, the following described real property situated in Pinal County, Arizona, together with all rights, privileges and easements appurtenant thereto:

See the legal description set forth in EXHIBIT A attached to and incorporated into this Special Warranty Deed by this reference (the "**Property**")

SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, ordinances, conditions, restrictions, obligations and liabilities and other matters that may appear of record or that a survey of the Property would reveal, Grantor hereby binds itself to warrant and defend the title as against all acts of Grantor and no other.

*[Signature page to follow]*

UNRECORDED

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of August 29, 2014.

RES-AZ CRESTVIEW, LLC,  
a Florida limited liability company

By: Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, its sole member

By: RL RES 2009-1 Investments, LLC, a Delaware limited liability company, its manager

By: [Signature]  
Name: Cheryl Baizan  
Title: Chief Financial Officer

STATE OF FLORIDA

) SS.

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of August, 2014, by Cheryl Baizan as CFO of RL RES 2009-1 Investments, LLC, a Delaware limited liability company, as manager of Multibank 2009-1 RES-ADC Venture, LLC, a Delaware limited liability company, as the sole member of RES-AZ CRESTVIEW, LLC, a Florida limited liability company, on behalf of the company. S/He X is personally known to me or          has produced a driver's license as identification.



[Signature]  
Notary Public  
Print Name: Michelle Shaffer  
Serial No. (if any):

**EXHIBIT A**

**LEGAL DESCRIPTION**

LOTS 4 THROUGH 18, INCLUSIVE, LOTS 20, 24, 28, 29, 30, 39, 42 THROUGH 77, INCLUSIVE, CRESTFIELD MANOR AT ARIZONA FARMS VILLAGE PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET F, SLIDE 7 AND SURVEYOR'S AFFIDAVITS RECORDED AS 2005-66453 AND RECORDED AS 2005-105650 OF OFFICIAL RECORDS.

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**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 200 -13 -004  
 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? 56  
 Please list the additional parcels below (no more than four):  
**See attached tax spreadsheet**

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 08/29/2014 1044**  
**FEE NUMBER: 2014-050155**

2. SELLER'S NAME AND ADDRESS:  
**RES-AZ Crestview, LLC**  
**Attn: James Mullany**  
**c/o Rialto Capital Management, LLC**  
**1725 West Greentree Drive, Suite 114**  
**Tempe, AZ 85284**

3. BUYER'S NAME AND ADDRESS:  
**Crestfield 57, L.L.C.**  
**Attn: Ronald H. McRae, Robert L. Shaw & Adrian M. Gough**  
**8800 North Gainey Center Drive, Ste 255**  
**Scottsdale, AZ 85258**

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

4. ADDRESS OF PROPERTY:  
**Vacant Land**

5. MAIL TAX BILL TO:  
**Same as #3**

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
Affixed <input type="checkbox"/> Not Affixed	
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify:
e. <input type="checkbox"/> 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:  
 To Be used as a primary residence  Owner occupied, not a primary residence  
 To be rented to someone other than a "family member."  
*See second page for definition of a "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.

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

a. <input type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input checked="" type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other:

10. SALE PRICE: **\$1,225,500.00**

11. DATE OF SALE (Numeric Digits): 06 / 2014  
 Month / Year

12. DOWN PAYMENT: **\$1,225,500.00**

13. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	c. <input type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Barter or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input checked="" type="checkbox"/> Other financing; Specify: private loan

14. PERSONAL PROPERTY (see second page 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:  
**\$0.00** **00 AND**  
 briefly describe the Personal Property: n/a

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
**THOMAS TITLE & ESCROW, LLC**  
**16435 N. Scottsdale Rd., Ste. 405, Scottsdale, AZ 85254**  
**Phone (480) 222-1116**

18. LEGAL DESCRIPTION (attach copy if necessary):  
**See Exhibit "A" attached hereto and made a part hereof**

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.

*Sydia Ahlmann*

Signature of Seller/Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 28 day of August 2014

Notary Public *Kristina Gooding*

Notary Expiration Date 8-9-18

*Sydia Ahlmann*

Signature of Buyer/Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 28 day of August 2014

Notary Public *Kristina Gooding*

Notary Expiration Date 8-9-18



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**EXHIBIT A**

Lots 4 through 18, inclusive, Lots 20, 24, 28, 29, 30, 39, 42 through 77, inclusive, Crestfield Manor at Arizona Farms Village Parcel 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as Cabinet F, Slide 7 and Surveyor's Affidavit recorded as 2005-66453 and recorded as 2005-105650 of Official Records.

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	Parcel Number
1	200-13-004
2	200-13-005
3	200-13-006
4	200-13-007
5	200-13-008
6	200-13-009
7	200-13-010
8	200-13-011
9	200-13-012
10	200-13-013
11	200-13-014
12	200-13-015
13	200-13-016
14	200-13-017
15	200-13-018
16	200-13-020
17	200-13-024
18	200-13-028
19	200-13-029
20	200-13-030
21	200-13-039
22	200-13-042
23	200-13-043
24	200-13-044
25	200-13-045

	Parcel Number
26	200-13-046
27	200-13-047
28	200-13-048
29	200-13-049
30	200-13-050
31	200-13-051
32	200-13-052
33	200-13-053
34	200-13-054
35	200-13-055
36	200-13-056
37	200-13-057
38	200-13-058
39	200-13-059
40	200-13-060
41	200-13-061
42	200-13-062
43	200-13-063
44	200-13-064
45	200-13-065
46	200-13-066
47	200-13-067

48	200-13-068
49	200-13-069
50	200-13-070

	Parcel Number
51	200-13-071
52	200-13-072
53	200-13-073
54	200-13-074
55	200-13-075
56	200-13-076
57	200-13-077

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