

RECORDED ELECTRONICALLY
BY SECURITY TITLE AGENCY

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

C.G. REAL ESTATE INVESTORS, LLLP, AN
ARIZONA LIMITED LIABILITY LIMITED
PARTNERSHIP
P.O. BOX 1159
ARIZONA CITY, AZ 85123



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 09/05/2014 1427

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-051487



ESCROW NO.: 76140938 - 076 - TH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

RDC Construction Inc, an Arizona corporation

conveys to

C.G. Real Estate Investors, LLLP, an Arizona limited liability limited partnership

the following real property situated in **Pinal** County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 21, 2014

Grantor(s):

RDC Construction Inc, an Arizona
corporation


By George W Anderson its President/CEO

State of Arizona } ss:
County of Pinal

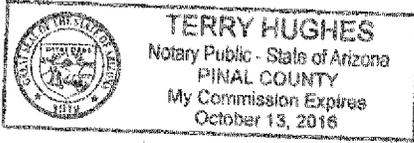
Entity

The foregoing Special Warranty Deed, dated August 21, 2014 and consisting of page(s), was acknowledged before me this 5 day of Sept, 2014, by George W Anderson, President/CEO of RDC Construction, Inc., an Arizona corporation

[Handwritten Signature]

Notary Public

My comm. Expires: 10/13/16



UNOFFICIAL

EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the South half of the Northwest quarter of Section 24, Township 6 South, Range 5 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a point, said point being the Southwest corner of the East half of the Southwest quarter of the Northwest quarter of said Section 24, measure Northerly bearing North 00 degrees 32 minutes West, a distance of 588.00 feet to the TRUE POINT OF BEGINNING;

THENCE continue Northerly bearing North 00 degrees 32 minutes West, a distance of 492.73 feet to the center line of a 100.00 foot easement granted to the United States Bureau of Reclamation;

THENCE measure Southeasterly bearing South 72 degrees 35 minutes East along the center line of said easement, a distance of 124.87 feet to a point on the West line of V.I.P. Blvd. as described in Docket 533, Page 247;

THENCE measure Southerly bearing South 00 degrees 38 minutes East, a distance of 157.47 feet;

THENCE measure Westerly bearing North 89 degrees 57 minutes West, a distance of 1070.36 feet to the POINT OF BEGINNING.

EXCEPT that portion described as follows:

COMMENCING at a point said, point being the Southwest corner of the East half of the Southwest quarter of the Northwest quarter of said Section 24, measure Northerly bearing North 00 degrees 32 minutes West, a distance of 1080.73 feet to the center line of a 100.00 foot easement granted to the United States Bureau of Reclamation;

THENCE South 72 degrees 35 minutes East along the center line of said easement, a distance of 389.38 feet to the TRUE POINT OF BEGINNING;

THENCE continue South 72 degrees 35 minutes East, a distance of 735.49 feet to a point on the West line of V.I.P. Boulevard, as described in Docket 533, Page 247;

THENCE South 00 degrees 38 minutes East, a distance of 157.47 feet;

THENCE North 89 degrees 57 minutes West, a distance of 700.00 feet;

THENCE North 00 degrees 32 minutes West, a distance of 377.01 feet to the POINT OF BEGINNING. Except the Northerly 50 feet as measured at right angles to the North line of the above described parcel.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **503-46-061A**
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:

RDC Construction Inc, an Arizona corporation
221 N FLORENCE ST
CASA GRANDE, AZ 85130

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

C.G. Real Estate Investors, LLLP, an Arizona limited liability
limited partnership
P.O. Box 1159
Arizona City, AZ 85123

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

4. ADDRESS OF PROPERTY:

1453 N VIP Blvd
Casa Grande, AZ 85122

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

C.G. Real Estate Investors, LLLP, an Arizona limited liability
limited partnership
Same as # 3

(b) Next tax payment due Oct 2014

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. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- 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:

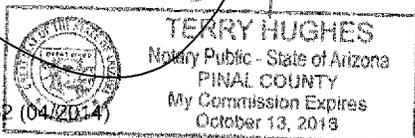
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 AZ, County of Pinal
Subscribed and sworn to before me on this 14 day of Sept, 2014
Notary Public _____
Notary Expiration Date 10/13/16



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 09/05/2014 1427

FEE NUMBER: 2014-051487

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

10. SALE PRICE: \$ **350,000.00**

11. DATE OF SALE (Numeric Digits): 8, 2014
Month / Year

12. DOWN PAYMENT \$ 350,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(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:
\$ 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):

Same as #3
Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of AZ, County of Pinal
Subscribed and sworn to before me on this 14 day of Sept, 2014
Notary Public _____
Notary Expiration Date 10/13/16

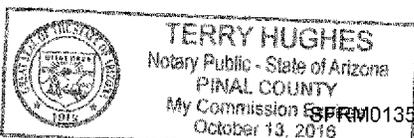


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