



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

WHEN RECORDED MAIL TO:

Mark A. Nesvig, Esq.  
Fennemore Craig P.C.  
2394 E. Camelback Rd., Ste. 600  
Phoenix, AZ 85016

*MS-686111*

*1/1*

First American Title

DATE/TIME: 09/19/2014 1424

FEE: \$13.00

PAGES: 7

FEE NUMBER: 2014-054049



**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership which acquired title as Casa Grande/I-10 Land Partners Joint Venture II, an Arizona joint venture partnership, the Grantor herein, does hereby convey to Klondike Land Portfolio LLC, an Arizona limited liability company, the Grantee herein, the following real property situated in ~~Maricopa~~ *Pinal* County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO current taxes and 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 to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

*[Signature Pages Follow]*

*UNRECORDED*

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 19th day of September, 2014.

**GRANTOR:**

***Casa Grande/I-10 Land Partners Joint Venture II,  
an Arizona limited partnership***

By: Casa Grande/I-10 Land Partners Limited Partnership I,  
an Arizona limited partnership

Its: General Partner

By: WC Properties V,  
an Arizona general partnership

Its: General Partner

By: Warne Investments, Ltd.,  
an Arizona close corporation

Its: General Partner

By:   
James E. Warne, III

Its: Manager

By: Cacheris Investment Company,  
an Arizona close corporation

Its: General Partner

By:   
Christopher J. Cacheris

Its: Manager

By: Casa Grande/I-10 Land Partners Limited Partnership II,  
an Arizona limited partnership

Its: General Partner

By: WC Properties VI,  
an Arizona general partnership

Its: General Partner

By: Warne Investments, Ltd.,  
an Arizona close corporation

Its: General Partner

***[Signatures Continue on Following Page]***

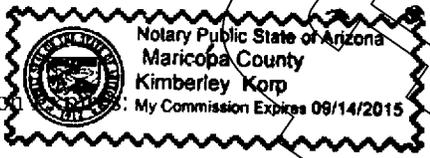
By: James E. Warne, III  
James E. Warne, III  
Its: Manager

By: Cacheris Investment Company,  
an Arizona close corporation  
Its: General Partner

By: Christopher J. Cacheris  
Christopher J. Cacheris  
Its: Manager

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 19<sup>th</sup> day of September, 2014, by **CHRISTOPHER J. CACHERIS**, the manager of Cacheris Investment Company, an Arizona close corporation, the general partner of WC Properties V, an Arizona general partnership, the general partner of Casa Grande/I-10 Land Partners Limited Partnership I, an Arizona limited partnership, the general partner of Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership.



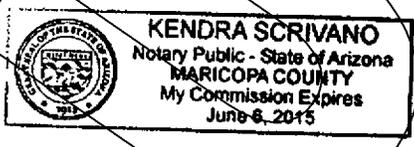
Kimberley Korp  
Notary Public

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 18 day of September, 2014, by **JAMES E. WARNE, III**, the manager of Warne Investments, Ltd., an Arizona close corporation, the general partner of WC Properties V, an Arizona general partnership, the general partner of Casa Grande/I-10 Land Partners Limited Partnership I, an Arizona limited partnership, the general partner of Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership.

Kendra Scrivano  
Notary Public

My Commission Expires: 6-6-15

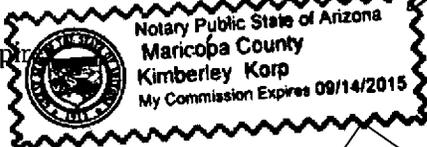


[Signatures Continue on Following Page]

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 19<sup>th</sup> day of September, 2014, by **CHRISTOPHER J. CACHERIS**, the manager of Cacheris Investment Company, an Arizona close corporation, the general partner of WC Properties VI, an Arizona general partnership, the general partner of Casa Grande/I-10 Land Partners Limited Partnership II, an Arizona limited partnership, the general partner of Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership.

My Commission Expires

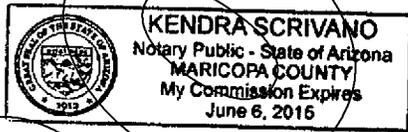


Kimberley Korp  
Notary Public

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

SUBSCRIBED AND SWORN before me this 18 day of September, 2014, by **JAMES E. WARNE, III**, the manager of Warne Investments, Ltd., an Arizona close corporation, the general partner of WC Properties VI, an Arizona general partnership, the general partner of Casa Grande/I-10 Land Partners Limited Partnership II, an Arizona limited partnership, the general partner of Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership.

My Commission Expires: 6-6-15



Kendra Scrivano  
Notary Public

Exhibit A  
to  
Special Warranty Deed

Legal Description

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, COUNTY OF PINAL, STATE OF ARIZONA;

EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE LAND DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED DECEMBER 23, 2008 AS 2008-121896 OF OFFICIAL RECORDS AS FOLLOWS:

A PARCEL OF LAND LYING IN THE EAST HALF OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 26, FROM WHICH THE NORTHEAST CORNER THEREOF BEARS NORTH 89 DEGREES 52 MINUTES 11 SECONDS EAST, A DISTANCE OF 2646.08 FEET;

THENCE SOUTH 0 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 1120.10 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 52 MINUTES 11 SECONDS EAST, A DISTANCE OF 92.00 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 0 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 600.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39 DEGREES 06 MINUTES 42 SECONDS, AN ARC LENGTH OF 409.58 FEET TO THE BEGINNING OF A REVERSE CURVE WHOSE RADIUS POINT BEARS NORTH 38 DEGREES 58 MINUTES 53 SECONDS EAST, A DISTANCE OF 600.00 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 53 MINUTES 56 SECONDS, AN ARC LENGTH OF 281.68 FEET TO A POINT OF NON-TANGENCY, SAID POINT LYING ON THE WESTERN LINE OF CASA GRANDE MERCADO ADDITION AS SHOWN ON THE PLAT RECORDED IN CABINET B, SLIDE 124, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE SOUTH 0 DEGREES 07 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS NORTH 11 DEGREES 16 MINUTES 21 SECONDS EAST, A DISTANCE OF 642.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 59 MINUTES 14 SECONDS, AN ARC LENGTH OF 358.42 FEET TO A POINT OF NON-TANGENCY;

THENCE SOUTH 20 DEGREES 42 MINUTES 53 SECONDS EAST, A DISTANCE OF 180.00 FEET;

THENCE SOUTH 13 DEGREES 17 MINUTES 07 SECONDS WEST, A DISTANCE OF 631.00 FEET;

THENCE SOUTH 73 DEGREES 02 MINUTES 18 SECONDS EAST, A DISTANCE OF 525.10 FEET TO THE BEGINNING OF A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 67 DEGREES 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 800.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 13 MINUTES 08 SECONDS, AN ARC LENGTH OF 639.30 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 24 DEGREES 23 MINUTES 06 SECONDS EAST, A DISTANCE OF 664.38 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 65 DEGREES 36 MINUTES 54 SECONDS WEST, A DISTANCE OF 450.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65 DEGREES 14 MINUTES 23 SECONDS, AN ARC LENGTH OF 512.39 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 40 DEGREES 51 MINUTES 17 SECONDS WEST, A DISTANCE OF 420.54 FEET TO THE BEGINNING OF A TANGENT CURVE WHOSE RADIUS POINT BEARS SOUTH 49 DEGREES 08 MINUTES 43 SECONDS EAST, A DISTANCE OF 650.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 12 MINUTES 43 SECONDS, AN ARC LENGTH OF 467.52 FEET TO A POINT OF TANGENCY;

THENCE SOUTH 0 DEGREES 21 MINUTES 26 SECONDS EAST, A DISTANCE OF 497.97 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 26;

THENCE SOUTH 89 DEGREES 38 MINUTES 34 SECONDS WEST, A DISTANCE OF 1330.19 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 26;

THENCE NORTH 0 DEGREES 41 MINUTES 43 SECONDS EAST, ALONG THE WEST LINE OF THE EAST HALF OF SAID SECTION 26, A DISTANCE OF 1998.01 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 17 SECONDS EAST, A DISTANCE OF 450.00 FEET;

THENCE NORTH 0 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 494.83 FEET;

THENCE NORTH 44 DEGREES 18 MINUTES 17 SECONDS WEST, A DISTANCE OF 164.05 FEET;

THENCE NORTH 0 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 38.91 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS WEST, A DISTANCE OF 314.00 FEET;

THENCE SOUTH 0 DEGREES 41 MINUTES 43 SECONDS WEST, A DISTANCE OF 29.74 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS WEST, A DISTANCE OF 20.00 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 26;

THENCE NORTH 0 DEGREES 41 MINUTES 43 SECONDS EAST, A DISTANCE OF 1565.02 FEET TO THE TRUE POINT OF BEGINNING.

UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 505-26-007  
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) \_\_\_\_\_ (3) \_\_\_\_\_  
(2) \_\_\_\_\_ (4) \_\_\_\_\_

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

Casa Grande/I-10 Land Partners Joint Venture II, an Arizona limited partnership  
5189 East Calle Del Norte  
Phoenix, AZ 85018

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

Klondike Land Portfolio, LLC  
7600 East Doubletree Ranch Road, Suite 130  
Scottsdale, AZ 85258

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

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

**4. ADDRESS OF PROPERTY:**

Vacant Land  
Casa Grande, AZ

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

Klondike Land Portfolio, LLC  
7600 East Doubletree Ranch Road, Suite 130  
Scottsdale, AZ 85258

(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: \_\_\_\_\_

**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 19 day of September 20 14  
Notary Public \_\_\_\_\_  
Notary Expiration Date August 14, 2015

DOR FORM 8216 (09/2014)



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 09/19/2014 1424**

**FEE NUMBER: 2014-054049**

**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: \$45,000.00 00**

**11. DATE OF SALE (Numeric Digits):** 08/14 Month/Year

**12. DOWN PAYMENT \$0.00 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: \$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 700  
Phoenix, AZ 85016  
Phone (602)567-8100

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
See Attached Exhibit "A"

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 19 day of September 20 14  
Notary Public \_\_\_\_\_  
Notary Expiration Date August 14, 2015



Exhibit "A "

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