



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

Recording Requested by:  
Lansing Industries, Inc.  
12671 High Bluff Drive  
Suite 150  
San Diego, California 92130

DATE/TIME: 09/23/2014 1120  
FEE: \$15.00  
PAGES: 9  
FEE NUMBER: 2014-054507



*C130-3166A-349*  
*1082*

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

MICHAEL W. SMITH AND KAREN L. SMITH ("GRANTOR") for the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, does hereby convey to 44 CG, LLC a California limited liability company ("GRANTEE") all of GRANTOR's right, title and interest in and to the real property situated in Maricopa County, Arizona:

Lots 156, 157 and 158 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.

to have and to hold the same, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTEE, its successors and assigns forever.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record and those things which a survey of the property and a physical inspection of the property would show;

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

*22nd* IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed this day of September, 2014.

"GRANTOR"  
MICHAEL W. SMITH

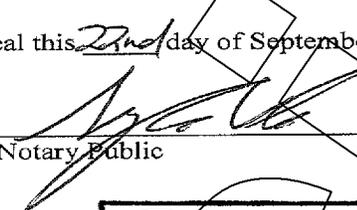
KAREN L. SMITH

RECORDED ELECTRONICALLY  
BY CHICAGO TITLE AGENCY

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

The undersigned Notary Public hereby certifies that MICHAEL W. SMITH, known to me to be the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed the instrument as his free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and official seal this 22nd day of September, 2014.

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

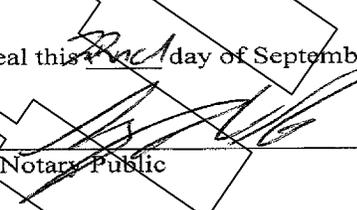
My Commission Expires: 3/27/16



STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

The undersigned Notary Public hereby certifies that KAREN L. SMITH, known to me to be the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed the instrument as his free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and official seal this 22nd day of September, 2014.

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

My Commission Expires: 3/27/16



Recording Requested by:  
Lansing Industries, Inc.  
12671 High Bluff Drive  
Suite 150  
San Diego, California 92130

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

NEW VENTURE LAND CO. an Arizona Corporation ("GRANTOR") for the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, does hereby convey to 44 CG, LLC a California limited liability company ("GRANTEE") all of GRANTOR's right, title and interest in and to the real property situated in Maricopa County, Arizona:

Lot 159 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.

to have and to hold the same, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTEE, its successors and assigns forever.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record and those things which a survey of the property and a physical inspection of the property would show;

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed this 22nd day of September, 2014.

"GRANTOR"  
NEW VENTURE LAND CO. an Arizona Corporation  
  
By: Jim Wyman, Sr.  
Its: President

STATE OF ARIZONA )  
 ) ss.  
COUNTY OF MARICOPA )

The undersigned Notary Public hereby certifies that Jim Wyman, Sr. known to me to be the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed the instrument as his free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and official seal this 22 day of September, 2014.

*Dana Catt*  
Notary Public

My Commission Expires: 9/20/2015



DANA CATT  
Notary Public — Arizona  
Maricopa County  
Expires 09/20/2015

UNOFFICIAL

Recording Requested by:  
Lansing Industries, Inc.  
12671 High Bluff Drive  
Suite 150  
San Diego, California 92130

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

CHAS ROBERTS AIR CONDITIONING, INC. an Arizona Corporation ("GRANTOR") for the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, does hereby convey to 44 CG, LLC a California limited liability company a California corporation ("GRANTEE") all of GRANTOR's right, title and interest in and to the real property situated in Maricopa County, Arizona:

Lot 132 of Mountain View Estates Unit One, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 15 of Maps, Page 44.

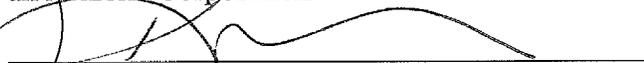
to have and to hold the same, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTEE, its successors and assigns forever.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record and those things which a survey of the property and a physical inspection of the property would show;

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed this 22nd day of September, 2014.

"GRANTOR"  
CHAS ROBERTS AIR CONDITIONING, INC.  
an Arizona Corporation

By:   
Its: President

STATE OF ARIZONA     )  
                                  ) ss.  
COUNTY OF MARICOPA )

The undersigned Notary Public hereby certifies that Roberta Roberts Shank, known to me to be the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed the instrument as his free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and official seal this 22nd day of September, 2014.

Rose Norton  
Notary Public

My Commission Expires: 12-30-2014



ROSE NORTON  
Notary Public - Arizona  
Maricopa County  
Expires 12/30/2014

Recording Requested by:  
Lansing Industries, Inc.  
12671 High Bluff Drive  
Suite 150  
San Diego, California 92130

Escrow No. \_\_\_\_\_

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: THAT

ARICA ROAD COMMERCIAL INVESTORS, L.L.C. ("GRANTOR") for the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, does hereby convey to 44 CG, LLC a California limited liability company ("GRANTEE") all of GRANTOR's right, title and interest in and to the real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof by this reference.

to have and to hold the same, together with all and singular the rights and appurtenances thereto in anywise belonging unto GRANTEE, its successors and assigns forever.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record and those things which a survey of the property and a physical inspection of the property would show;

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

IN WITNESS WHEREOF, the GRANTOR has executed this Special Warranty Deed this 22 day of September, 2014.

"GRANTOR"  
ARICA ROAD COMMERCIAL INVESTORS,  
L.L.C.

  
By: Donald E. Anderson  
Its: Manager

STATE OF ARIZONA     )  
                                  ) ss.  
COUNTY OF MARICOPA )

The undersigned Notary Public hereby certifies that Donald E. Anderson, known to me to be the person described in and who executed the foregoing instrument, appeared before me this day in person and acknowledged that he executed the instrument as his free and voluntary act, for the uses and purposes therein stated.

GIVEN under my hand and official seal this 22nd day of September, 2014.

*Rose Hoffman*  
Notary Public

My Commission Expires: 12-30-2014

UNOFFICIAL

**EXHIBIT "A"**  
**Legal Description**

Parcel No. 1:

Lots 118 through 121, inclusive, 124, 125 through 131, inclusive, 133 through 155, inclusive and 160 through 164, inclusive, of Mountain View Estates Unit 1, according to Book 15 of Maps, page 44, records of Pinal County, Arizona.

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 511-52-11806  
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? 43

Please list the additional parcels below (attach list if necessary):

- (1) SEE ATTACHED LIST (2) \_\_\_\_\_
- (3) \_\_\_\_\_ (4) \_\_\_\_\_

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

ARICA ROAD COMMERCIAL INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
PO BOX 5628  
CAREFREE, AZ 85377

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

44 CG, LLC  
12671 HIGH BLUFF DRIVE, SUITE 150  
SAN DIEGO, CA 92130

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

**4. ADDRESS OF PROPERTY:**

MOUNTAIN VIEW ESTATES UNIT 1  
CASA GRANDE, AZ

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

44 CG, LLC  
12671 High Bluff Dr Suite 150  
SAN DIEGO, CA 92130

(b) Next tax payment due OCTOBER 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
- 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.

Signed in counter part  
Signature of Seller / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**  
**PINAL COUNTY**  
**DATE/TIME: 09/23/2014 1120**  
**FEE NUMBER: 2014-054507**

**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:** \$ 530,000.00

**11. DATE OF SALE (Numeric Digits):** 09 / 2014  
Month / Year

**12. DOWN PAYMENT:** \$ 530000.00

**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):**

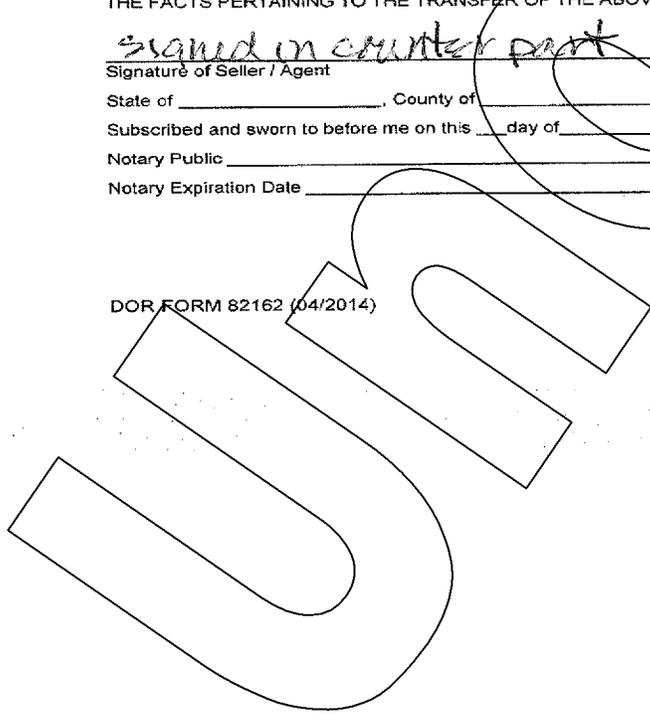
44 CG, LLC  
12671 HIGH BLUFF DRIVE, SUITE 150, SAN DIEGO, CA  
92130

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_

\* SEE ATTACHED CA JURAT



Affidavit of Property Value (APN Primary Parcel 511-52-11806)

STATE OF CALIFORNIA            )  
  )  
COUNTY OF SAN DIEGO        )

  ss.

Subscribed and sworn to (~~or affirmed~~) before me on this 19<sup>th</sup> day of SEPTEMBER, 2014, by GREGORY P. LANSING, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature  (Seal)



UNOFFICIAL

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **511-52-11806**  
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? 43

Please list the additional parcels below (attach list if necessary):

- (1) SEE ATTACHED LIST (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

ARICA ROAD COMMERCIAL INVESTORS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
PO BOX 5628  
CAREFREE, AZ 85377

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

44 CG, LLC  
12671 HIGH BLUFF DRIVE, SUITE 150  
SAN DIEGO, CA 92130

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

4. ADDRESS OF PROPERTY:

MOUNTAIN VIEW ESTATES UNIT 1  
CASA GRANDE, AZ

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

44 CG, LLC  
12671 High Bluff Dr. Suite 150  
San Diego, CA 92130

(b) Next tax payment due OCTOBER 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  
 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 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: [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 22nd day of Sept, 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date 9/29/15

FOR RECORDER'S USE ONLY

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: \$ 530,000.00

11. DATE OF SALE (Numeric Digits): 09 / 2014  
Month / Year

12. DOWN PAYMENT \$ 530000.00

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) f.  Other financing; Specify: \_\_\_\_\_
- d.  Seller Loan (Garryback)

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: \_\_\_\_\_

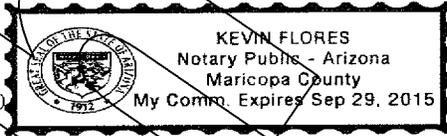
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

44 CG, LLC  
12671 HIGH BLUFF DRIVE, SUITE 150, SAN DIEGO, CA  
92130

18. LEGAL DESCRIPTION (attach copy if necessary):

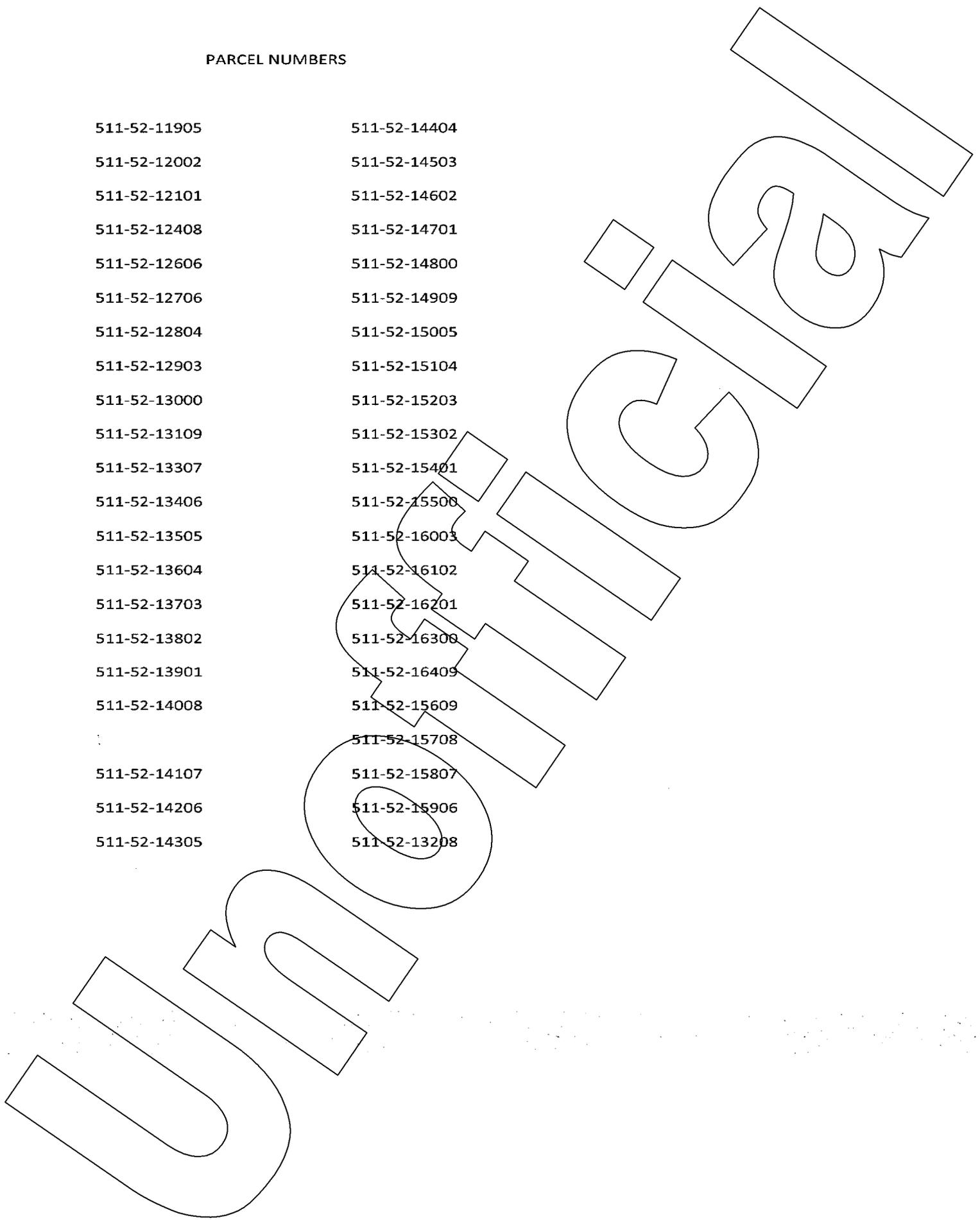
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent: [Signature]  
State of \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



PARCEL NUMBERS

511-52-11905	511-52-14404
511-52-12002	511-52-14503
511-52-12101	511-52-14602
511-52-12408	511-52-14701
511-52-12606	511-52-14800
511-52-12706	511-52-14909
511-52-12804	511-52-15005
511-52-12903	511-52-15104
511-52-13000	511-52-15203
511-52-13109	511-52-15302
511-52-13307	511-52-15401
511-52-13406	511-52-15500
511-52-13505	511-52-16003
511-52-13604	511-52-16102
511-52-13703	511-52-16201
511-52-13802	511-52-16300
511-52-13901	511-52-16409
511-52-14008	511-52-15609
	511-52-15708
511-52-14107	511-52-15807
511-52-14206	511-52-15906
511-52-14305	511-52-13208



**EXHIBIT "A"**  
**Legal Description**

Parcel No. 1:

Lots 118 through 121, inclusive, 124, 125 through 131, inclusive, 133 through 155, inclusive and 160 through 164, inclusive, of Mountain View Estates Unit 1, according to Book 15 of Maps, page 44, records of Pinal County, Arizona.

Parcel No. 2:

Lot 132, of Mountain View Estates Unit 1, according to Book 15 of Maps, page 44, records of Pinal County, Arizona.

Parcel No. 3:

Lot 159, of Mountain View Estates Unit 1, according to Book 15 of Maps, page 44, records of Pinal County, Arizona.

Parcel No. 4:

Lots 156, 157 and 158, of Mountain View Estates Unit 1, according to Book 15 of Maps, page 44, records of Pinal County, Arizona.