



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

APN: 411-01-009 A et al

WHEN RECORDED, MAIL TO:
MAIL TAX BILL TO:

Casa Grande West
C/O Tom Lozzi
9340 Pitching Wedge Dr.
Las Vegas, NV 89134

DATE/TIME: 01/20/2016 1444
FEE: \$17.00
PAGES: 7
FEE NUMBER: 2016-003596



For Recorder Use Only

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, **COLORADO LAND PARTNERS II, LLC**, a Colorado limited liability company, does hereby release and forever quitclaim to **ANC ARIZONA I, LLC**, a Nevada limited liability company, its successors and/or assigns, a 16.202% tenant in common undivided interest in real property described on **Exhibit A**, attached hereto and incorporated herein, situated in the County of Pinal, State of Arizona.

TOGETHER with all and singular the tenements, hereditaments and appurtenances hereunto belonging or otherwise appertaining.

SUBJECT TO certain taxes and assessments and all covenants, conditions, restrictions, easements, encumbrances, liens and other matters of record.

Dated: August 30th, 2007

COLORADO LAND PARTNERS II, LLC,
a Colorado limited liability company

By: [Signature]
Name: KEITH REDMOND
Title: MANAGER

STATE OF Colorado
COUNTY OF Denver ss.

On this 30th day of August, 2007, personally appeared before me, a Notary Public, KEITH REDMOND as MANAGER of the COLORADO LAND PARTNERS II LLC personally known (or proved) to me to be the person whose name is subscribed to in the above instrument and that he executed the same.

[Signature]
Notary Public



EXHIBIT "A"

PARCEL NO. 1:

A parcel of land 200 feet square in the Southeast corner of the Southwest quarter of Section 17, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 55 feet of the East 50 feet thereof, as conveyed to the United States of America by instrument recorded in Docket 1728, page 875, records of Pinal County, Arizona.

PARCEL NO. 2:

That part of the West half of Section 17, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the Southwest corner of said Section 17;

Thence South 89 degrees 30 minutes 51 seconds East, along the South line of said West half, 40.00 feet;

Thence North 00 degrees 15 minutes 58 seconds West, along a line that is 40.00 feet East of and parallel with the West line of said Section 17, a distance of 33.00 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 15 minutes 58 seconds West along said parallel line 2959.76 feet;

Thence South 89 degrees 37 minutes 47 seconds East 2598.77 feet to a point on the North-South mid section line of said Section 17,

Thence South 00 degrees 19 minutes 30 seconds East along said mid section line 2943.05 feet to a point that is 55.00 feet North of the South line of said West half;

Thence North 89 degrees 30 minutes 51 seconds West 50.00 feet;

Thence south 00 degrees 19 minutes 30 seconds East 22.00 feet to a point that is 33.00 feet North of the South line of said West half;

Thence North 89 degrees 30 minutes 51 seconds West, along a line that is parallel and 33.00 feet North of said South line 2551.87 feet to the POINT OF BEGINNING.

EXCEPT a parcel of land 200 feet square in the Southeast corner of the Southwest quarter.

Continued....

PARCEL NO. 3:

The West 1540 feet of the Northwest quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 100 feet thereof.

PARCEL NO. 4:

The Northwest quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the West 1540 feet; and

EXCEPT the South 100 feet; and

EXCEPT the East 20 feet.

PARCEL NO. 5:

The West 2100 feet of the Southwest quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 6:

The Southwest quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the West 2100 feet; and

EXCEPT the East 20 feet.

Continued....

PARCEL NO. 7:

The Southeast quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT a parcel of land described as follows in the Southeast corner thereof.

BEGINNING at a point 200 feet North of the Southeast corner of said Section 20;

Thence West 200 feet to a point;

Thence 200 feet South to a point on the South line of said Section;

Thence 200 feet East to a point, being the Southeast corner of said Section;

Thence 200 feet North to the POINT OF BEGINNING; and

EXCEPT the South 50 feet of the North 2620 feet of the East 65 feet of said Section 20, as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona.

PARCEL NO. 8:

The Northeast quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT a tract of land in the Southwest quarter corner described as follows:

BEGINNING at a point 300 feet East of the Southwest quarter corner of said Northeast quarter;

Thence North 200 feet to a point;

Thence West 300 feet to a point;

Thence South 200 feet to a point;

Thence East 300 feet to the POINT OF BEGINNING; and

EXCEPT the South 50 feet of the North 2620 feet of the East 65 feet of said Section 20, as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona.

Continued....

PARCEL NO. 9:

The South 100 feet of the Northwest quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and that part of the Northeast quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Southwest quarter corner of said Northeast quarter;

Thence East 300 feet to a point;

Thence North 200 feet to a point;

Thence West 300 feet to a point;

Thence South 200 feet to the POINT OF BEGINNING.

PARCEL NO. 10:

A tract of land 200 feet square in the Southeast corner of the Southeast quarter of Section 20, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the East 100 feet of the South 75 feet as conveyed to the United States of America by instrument recorded in Docket 1728, page 875, records of Pinal County, Arizona.

PARCEL NO. 11:

The South 200 feet of the West half of Section 21, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the West 195 feet thereof.

PARCEL NO. 12:

The West half of Section 21, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof.

Continued...

Exhibit "A" continued

PARCEL NO. 13:

All of Section 18, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT that parcel of land lying in and being a part of the North half of said Section 18, more particularly described as follows:

COMMENCING at the Northeast corner of said Section 18, an ADOT aluminum cap, the TRUE POINT OF BEGINNING;

Thence North 89 degrees 36 minutes 00 seconds West along the North line of said Section 18, a distance of 5288.36 feet to the Northwest quarter corner of said Section 18, record (thence North 89 degrees 54 minutes 25 seconds West 2745.01 feet to the North quarter corner of said Section 18; Thence North 89 degrees 51 minutes 50 seconds West 2744.79 feet to the Northwest corner of said Section 18 measured);

Thence South 00 degrees 17 minutes 30 seconds East, along the West line of said Section 18, a distance of 1395.30 feet record (1395.41 feet, measured);

Thence North 88 degrees 30 minutes 01 seconds East, a distance of 5282.94 feet record (North 88 degrees 17 minutes 01 seconds East, 5483.84 feet, measured) to the East line of said Section 18;

Thence North (basis of bearing-assumed) a distance of 1220.10 feet record (1220.13 feet, measured) to the TRUE POINT OF BEGINNING;

EXCEPT the South 90 feet of the West 50 feet of the East 90 feet as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona; and

EXCEPT the South 40 feet of the West 40 feet thereof, as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona; and also

EXCEPT that portion of the Northeast quarter of said Section 18 described as follows:

COMMENCING at the Northeast corner of said Section 18;

Thence South 00 degrees 15 minutes 58 seconds East, along the East line of said Northeast quarter 1220.13 feet to the POINT OF BEGINNING;

Continued...

Thence continuing South 00 degrees 15 minutes 58 seconds East along said East line 1105.81 feet;

Thence South 88 degrees 13 minutes 54 seconds West 650.02 feet;

Thence North 00 degrees 15 minutes 58 seconds West 1106.40 feet;

Thence North 88 degrees 17 minutes 01 seconds East 650.00 feet to the POINT OF BEGINNING.

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 411 01 009 - A
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? 14

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

- (1) See attached list (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Colorado Land Partners II, LLC

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

ANC Arizona I, LLC

2360 Corporate Circle #330

Henderson, NV 89074

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

5. MAIL TAX BILL TO:

Casa Grande West ETAL; C/O Tom Lozzi

9340 Pitching Wedge Dr

Las Vegas, NV 89134

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- 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:

- To be used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "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. Warranty Deed d. Contract or Agreement
- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other: _____

THE UNDERSIGNED BEING ONLY 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 Nevada, County of Clark

Subscribed and sworn to before me on this 14 day of January 20 16

Notary Public Beth A. Robinson

Notary Expiration Date 3-14-2017

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 01/20/2016 1444
FEE NUMBER: 2016-003596

10. SALE PRICE: \$ 6,010,959 00

11. DATE OF SALE (Numeric Digits): 05 / 2007
Month/Year

12. DOWN PAYMENT: \$ 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)
- d. Seller Loan (Carryback) 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: an undivided 16.202% 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):

Jon Arens

2360 Corporate Circle #330

Henderson, NV 89074

() 702-990-2142 Phone

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached



Affidavit of Property Value

Additional parcels

	<u>Parcel Number</u>
1	411-01-009C
2	411-17-0030
3	411-17-004G
4	411-17-008F
5	411-19-0010
6	411-19-0020
7	411-19-0030
8	411-19-0040
9	411-19-0050
10	411-19-0060
11	411-19-0070
12	411-19-008A
13	411-38-001K
14	411-38-002A

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PARCEL NO. 3:

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Thence 200 feet East to a point, being the Southeast corner of said Section;

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EXCEPT the West 195 feet thereof.

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The West half of Section 21, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

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Continued....

Exhibit "A" continued

PARCEL NO. 13:

480535042 (5)

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Thence North (basis of bearing-assumed) a distance of 1220.10 feet record (1220.13 feet, measured) to the TRUE POINT OF BEGINNING;

EXCEPT the South 90 feet of the West 50 feet of the East 90 feet as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona; and

EXCEPT the South 40 feet of the West 40 feet thereof, as conveyed to the United States of America by instrument recorded in Docket 1728, page 866, records of Pinal County, Arizona; and also

EXCEPT that portion of the Northeast quarter of said Section 18 described as follows:

COMMENCING at the Northeast corner of said Section 18;

Thence South 00 degrees 15 minutes 58 seconds East, along the East line of said Northeast quarter 1220.13 feet to the POINT OF BEGINNING;

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UNOFFICIAL