



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.
AND WHEN RECORDED MAIL TO:
VULCAN COFFEE ROASTERS, LLC

DATE/TIME: 01/21/2016 16:19
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2016-003917



ESCROW NO.: 01842560 - 281 - DNC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
John Donley, a married man as his sole and separate property
do/does hereby convey to
Vulcan Coffee Roasters, LLC, an Arizona limited liability company
the following real property situated in Pinal County, ARIZONA:

See attached Exhibit A

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: January 4, 2016

Grantor(s):

John Donley

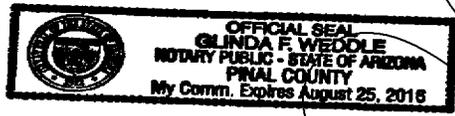
State of Arizona
County of Pinal

} ss:

On this 20th day of January, 2016, before me personally appeared John Donley, whose identity
was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document
and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Notary Public
Commission Expires: August 25, 2016



DUPLICATE

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1B, Book 7 of Surveys, page 270, being a portion of the Northwest quarter of Section 32, Township 8 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona, described as follows:

Commencing at a Pinal County Highway Department brass cap marking the Northwest corner of said Section 32, from which a railroad spike marking the West quarter corner of said Section 32 bears South 00 degrees 15 minutes 23 seconds East, a distance of 2628.32 feet, and from which a PK nail marking the North quarter corner of said Section 32 bears North 89 degrees 01 minutes 35 seconds East, a distance of 2736.70 feet, said Northwest corner of said Section 32 also marks the Northwest corner of Parcel 1B and the Point of Beginning;

Thence North 89 degrees 01 minutes 35 seconds East along the North boundary of the Northwest quarter of said Section 32, a distance of 774.18 feet to a set PK nail marking the Northeast corner of Parcel 1B;

Thence South 03 degrees 00 minutes 32 seconds East, a distance of 571.30 feet to a found 12 inch iron well casing, marking a point along the East boundary of Parcel 1B;

Thence South 33 degrees 33 minutes 21 seconds East, a distance of 860.76 feet to a found 12 inch iron well casing;

Thence South 37 degrees 15 minutes 43 seconds East, a distance of 280.51 feet to a found 12 inch iron well casing;

Thence South 34 degrees 57 minutes 07 seconds East, a distance of 362.57 feet to a found 12 inch iron well casing;

Thence South 33 degrees 23 minutes 03 seconds East, a distance of 61.45 feet to a set 5/8 inch rebar with aluminum cap RLS#37512 marking the Southeast corner of Parcel 1B;

Thence South 89 degrees 01 minutes 35 seconds West parallel with the North boundary of the Northwest quarter of said Section 32, a distance of 1683.05 feet to a set PK nail marking the Southwest corner of Parcel 1B;

Thence North 00 degrees 15 minutes 23 seconds West along the West boundary of the Northwest quarter of said Section 32, a distance of 1875.02 feet marking the Northwest corner of Parcel 1B and the Point of Beginning;

Except all gas, oil, metals and mineral rights as reserved in Patent from the State of Arizona.

APN: 411-31-002F

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 411-31-002F
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:

John Donley
10475 W. Quartz Dr.
Casa Grande, AZ 85193

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

Vulcan Coffee Roasters, LLC
P.O. Box 4115
Prescott, AZ 86302

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

4. ADDRESS OF PROPERTY:

4301 S. Sunshine Blvd.
Eloy, AZ 85131

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

Vulcan Coffee Roasters, LLC
P.O. Box 4115
Prescott, AZ 86302

(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. 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" 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY
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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: \$ _____

47,316.30

11. DATE OF SALE (Numeric Digits):

January 21, 2016
Month / Year

12. DOWN PAYMENT \$ _____

47,316.30

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: \$ _____ AND

00

briefly describe the Personal Property: _____

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

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

John Donley
10475 W. Quartz Dr. Casa Grande, AZ 85193
Phone _____

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.

Signature of Seller / Agent: [Signature]
State of Arizona, County of Yavapai
Subscribed and sworn to before me on this 21 day of Jan, 2016
Notary Public: [Signature]
Notary Expiration Date: 1/29/2017

Signature of Buyer / Agent: [Signature]
State of Arizona, County of Yavapai
Subscribed and sworn to before me on this 21 day of Jan, 2017
Notary Public: [Signature]
Notary Expiration Date: 1/29/17

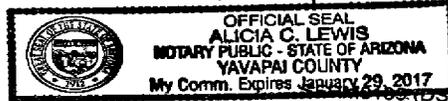


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Thence North 89 degrees 01 minutes 35 seconds East along the North boundary of the Northwest quarter of said Section 32, a distance of 774.18 feet to a set PK nail marking the Northeast corner of Parcel 1B;

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