OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 01/21/2016 1619
FEE: $17.00
PAGES: 3
FEE NUMBER: 2016-003920

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

VULCAN COFFEE ROASTERS, LLC
PO BOX 4115
PRESCOTT, AZ 86302

ESCROW NO.: 01842236 - 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,
Belloc's, Inc., an Arizona corporation
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 for complete legal description

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: December 22, 2015

Grantor(s):

Belloc's, Inc., an Arizona Corporation
Raul G. Belloc, Jr., President

Belloc's, Inc. an Arizona Corporation
Abram G. Belloc, Secretary

State of Arizona
County of Pinal } ss:

On this 15th day of January, 2016, before me personally appeared **Raul G. Belloc, Jr., President** and Abram G. Belloc, Secretary 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: 2/20/18

KAREN TAPIA
Notary Public, State of Arizona
Pinal County
My Commission Expires
February 20, 2018

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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:

A portion of the West half of Section 32, Township 8 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at a Pinal County Highway Department brass cap marking the Northwest corner of Section 32, from which a railroad spike marking the West quarter corner of 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 Section 32, bears North 89 degrees 01 minutes 35 seconds East, a distance of 2736.70 feet;

THENCE South 00 degrees 15 minutes 23 seconds East along the West boundary of the Northwest quarter of Section 32, a distance of 1875.02 feet to set PK nail, marking the Northwest corner of Parcel "2B" and the POINT OF BEGINNING;

THENCE North 89 degrees 01 minutes 35 seconds East parallel to the North boundary of the Northwest quarter of Section 32, a distance of a 1683.05 feet to a set 5/8 inch rebar with aluminum cap RLS#37512, marking the Northeast corner of Parcel "2B";

THENCE South 33 degrees 23 minutes 03 seconds East, a distance of 142.14 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 28 degrees 19 minutes 15 seconds East, a distance of 430.17 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 24 degrees 39 minutes 11 seconds East, a distance of 131.97 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 08 degrees 40 minutes 47 seconds East, a distance of 62.01 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 06 degrees 39 minutes 25 seconds East, a distance of 130.79 feet to the center of a found 12 inch well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 12 degrees 57 minutes 51 seconds East, a distance of 675.59 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 07 degrees 52 minutes 09 seconds East, a distance of 284.95 feet to the center of a found 12 inch iron well casting, marking a point along the East boundary of Parcel "2B";

THENCE South 88 degrees 59 minutes 51 seconds West, parallel to the South boundary of the Southwest quarter of Section 32, a distance of 2227.76 feet to a set PK nail, marking the Southwest corner of Parcel "2B";

THENCE North 00 degrees 15 minutes 12 seconds West, along the West boundary of the Southwest quarter of Section 32, a distance of 1006.26 feet to the West quarter corner of Section 32 marked by a found railroad spike, also marking a point on the West boundary of Parcel "2B";

THENCE North 00 degrees 15 minutes 23 seconds West along the West boundary of the Northwest quarter of Section 32, a distance of 753.30 feet to a set PK nail, also marking the Northwest corner of Parcel "2B", and the POINT OF BEGINNING;

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EXHIBIT A
(Continued)

EXCEPT all gas, oil, metals and mineral rights as reserved in Patent from the state of Arizona recorded in Docket 79, page 138.

APN: 411-31-002G

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 411-31-002G
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:
Belloc's, Inc.
PO Box 171
Eloy, AZ 85131

3. (a) BUYER'S NAME AND ADDRESS:
Vulcan Coffee Roasters, LLC
PO Box 4115
Prescott, AZ 86302

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

4. ADDRESS OF PROPERTY:
4501 S. Sunshine Blvd.
Eloy, AZ 85131-9516

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 ☐ 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" 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.

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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:** $ 533,000.00

11. DATE OF SALE (Numeric Digits): January 21, 2016
Month / Year

12. DOWN PAYMENT $ 533,000.00

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: N/A

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
(a) Did the Sale price in Item 10 include solar energy devises, 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):
Belloc's, Inc.
PO Box 171 Eloy, AZ 85131
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
State of Arizona, County of Yavapai
Subscribed and sworn to before me on this 21 day of Jan 2016
Notary Public Alicia Lewis
Notary Expiration Date 1/29/2017

OFFICIAL SEAL
ALICIA C. LEWIS
NOTARY PUBLIC - STATE OF ARIZONA
YAVAPAI COUNTY
My Comm. Expires January 29, 2017

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

OFFICIAL SEAL
ALICIA C. LEWIS
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