



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 01/27/2016 0947

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2016-005206



WHEN RECORDED, RETURN TO:

MARICOPA AZ PROPERTY, LLC

Attn: Logan Hall
3875 American Way
Idaho Falls, ID 83402

*61505954-344
2012*

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Location: 19568 N. John Wayne Hwy
Maricopa, AZ 85138

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration, **CASA SIERRA VINEYARD, LLC**, an Arizona limited liability company ("**Grantor**"), does hereby grant, sell and convey to **MARICOPA AZ PROPERTY, LLC**, an Idaho limited liability company ("**Grantee**"), the following described real property situated in Pinal County, Arizona, (the "**Property**") together with all improvements thereon, and all rights, privileges, easements, hereditaments, tenements and appurtenances belonging to such Property:

SEE **EXHIBIT A** ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE

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, Grantor warrants the title as against all acts of Grantor and no other.

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RECORDED ELECTRONICALLY
BY CHICAGO TITLE AGENCY

EXHIBIT A

Legal Description of Property

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

PARCEL NO. 1:

Block 7, SUBDIVISION OF BLOCK 3 MARICOPA TOWNSITE, according to the plat of record in the office of the County recorder of Pinal County, Arizona recorded in Book 4 of Maps, page 41;

EXCEPT that portion described as follows:

Beginning at the Southeast corner of said Block 7;

THENCE North along the East line thereof a distance of 125 feet,

THENCE West parallel with the North line of said Block 7 to a point on the Southern Pacific Company right of way line;

THENCE in a Southeasterly direction following said railroad right of way line to the POINT OF BEGINNING; and

ALSO EXCEPT that portion described as follows:

BEGINNING at the Northeast corner of said Block 7;

THENCE South 89 degrees 30 minutes 42 seconds West along the North line of said Block 7, a distance of 180.00 feet to the TRUE POINT OF BEGINNING;

THENCE South 00 degrees 00 minutes 00 seconds East, a distance of 151.39 feet to a point on the Southwesterly line of said Block 7, being a point on the Southern Pacific Company Northeasterly right of way line;

THENCE North 54 degrees 05 minutes 40 seconds West along said Southwesterly line of Block 7, a distance of 255.14 feet to the Northwest corner of Block 7;

THENCE North 89 degrees 30 minutes 42 seconds East along the North line of Block 7, a distance of 206.67 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

That portion of Block 7, SUBDIVISION OF BLOCK 3 MARICOPA TOWNSITE, according to the plat of record in the office of the County recorder of Pinal County, Arizona recorded in Book 4 of Maps, page 41, described as follows:

BEGINNING at the Southeast corner of said Block 7;

THENCE North along the East line thereof a distance of 132 feet;

THENCE West parallel with the North line of said Block 7 to a point on the Southern Pacific Company right of way line;

THENCE in a Southeasterly direction following said railroad right of way line to the POINT OF BEGINNING;

EXCEPT the North 7 feet thereof; and

ALSO EXCEPT that portion described as follows:

COMMENCING at the Northeast corner of Section 28, Township 4 South, Range 3 East, Gila & Salt River Base and Meridian, Pinal County, Arizona;

THENCE South 89 degrees 48 minutes 07 seconds West along the North line of said Section 28, a distance of 33.00 feet;

THENCE South 00 degrees 09 minutes 25 seconds East, a distance of 162.96 feet to the Point of BEGINNING;

THENCE continuing South 00 degrees 09 minutes 25 seconds East, a distance of 125.00 feet to a point on the Northerly right of way line of the Southern Pacific Railroad;

THENCE North 53 degrees 49 minutes 25 seconds West along said Northerly right of way line, a distance of 4.54 feet;

THENCE from a local tangent bearing of North 04 degrees 00 minutes 52 seconds East along the arc a curve to the left having a radius of 676.20 feet, a distance of 43.95 feet;

THENCE North 00 degrees 17 minutes 25 seconds East, a distance of 78.40 feet;

THENCE North 89 degrees 48 minutes 07 seconds East, a distance of 1.27 feet to the POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510 - 28 - 029 - B
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 SIERRA VINEYARD, LLC

P.O. BOX 6118

MESA, AZ 85216-6118

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

MARICOPA AZ PROPERTY, LLC

3875 AMERICAN WAY

IDAHO FALLS, ID 83402

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

19568 N. JOHN WAYNE HIGHWAY

MARICOPA, ARIZONA

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

MARICOPA AZ PROPERTY, LLC

3875 AMERICAN WAY

IDAHO FALLS, ID 83402

(b) Next tax payment due 10/2016

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: _____
 Affixed Not Affixed

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

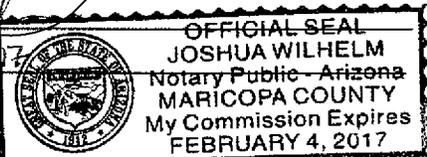
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20 day of Jan 2016

Notary Public

Notary Expiration Date 3/4/17

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/27/2016 0947

FEE NUMBER: 2016-005206

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: \$ 250,000 00

11. DATE OF SALE (Numeric Digits): 01/16
Month / Year

12. DOWN PAYMENT \$ 250,000 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: _____

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):

CASA SIERRA INVESTMENTS

C/O FENNEMORE CRAIG, 2394 E. CAMELBACK RD #600

PHOENIX

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE DESCRIPTION ATTACHED

Signature of Buyer (Agent)

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 22nd day of Jan 2016

Notary Public

Notary Expiration Date 12-30-2016



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