

Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

BEL AGAVE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY  
DAN KAUFFMAN  
P.O. BOX 18571  
FOUNTAIN HILLS, AZ 85269



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 04/04/2014 1420  
FEE: \$11.00  
PAGES: 3  
FEE NUMBER: 2014-019707



ESCROW NO.: 47011035-047-LAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**Acer Homes, LLC, an Arizona limited liability company**  
do/does hereby convey to  
**Bel Agave, LLC, an Arizona limited liability company**  
the following real property situated in **Pinal County, Arizona:**  
  
See Exhibit A attached hereto and made a part hereof.

**SUBJECT TO:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this **April 1, 2014**

Acer Homes, LLC, an Arizona limited liability company  
By: Acer Development, LLC, an Arizona limited liability company, Manager  
By: Opus, LLC, an Arizona limited liability company, manager  
By: Robb Tyler, member, Tom Graziano, member and Seth Friedman, Member

**CLARIFICATION PAGE**

By: Thomas Graziano, Member

Robb Tyler, Member

Seth Friedman, Member

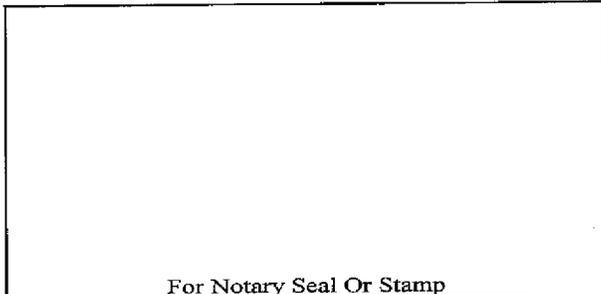
STATE OF ARIZONA } SS:  
COUNTY OF Maricopa

On \_\_\_\_\_, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robb Tyler, Tom Graziano, and Seth Friedman, members of Opus, LLC, an Arizona limited liability company as Manager for Acer Homes, LLC, an Arizona limited liability company

Personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



For Notary Seal Or Stamp

Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

BEL AGAVE, LLC, AN ARIZONA LIMITED  
LIABILITY COMPANY  
DAN KAUFFMAN  
P.O. BOX 18571  
FOUNTAIN HILLS, AZ 85269

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Dated this April 1, 2014

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By: Acer Development, LLC, an Arizona limited liability company, Manager

By: Opus, LLC, an Arizona limited liability company, manager

By: Robb Tyler, member, Tom Graziano, member and Seth Friedman, Member

*Thomas Graziano*  
By: Thomas Graziano, Member

*Robb Tyler*  
Robb Tyler, Member

*Seth Friedman*  
Seth Friedman, Member

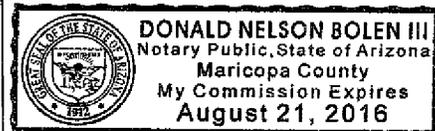
STATE OF ARIZONA }  
COUNTY OF Maricopa } SS:

On 2nd of April 2014 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Robb Tyler, Tom Graziano, and Seth Friedman, members of Opus, LLC, an Arizona limited liability company as Manager for Acer Homes, LLC, an Arizona limited liability company

Personally known to me (or proved to me on the basis of satisfactory evidence), to be the person(s) whose name(s) is/are subscribed to the within instrument.

WITNESS my hand and official seal.

Signature *[Signature]*



For Notary Seal Or Stamp

Exhibit A

Parcel No. 1:

The East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas, and other mineral deposits in said land, as reserved in the Patent to said land recorded in Docket 168, Page 123, of Official Records.

Parcel No. 2:

The West half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas, and other mineral deposits in said land, as reserved in the Patent to said land recorded in Docket 147, Page 468, of Official Records.

Parcel No. 3:

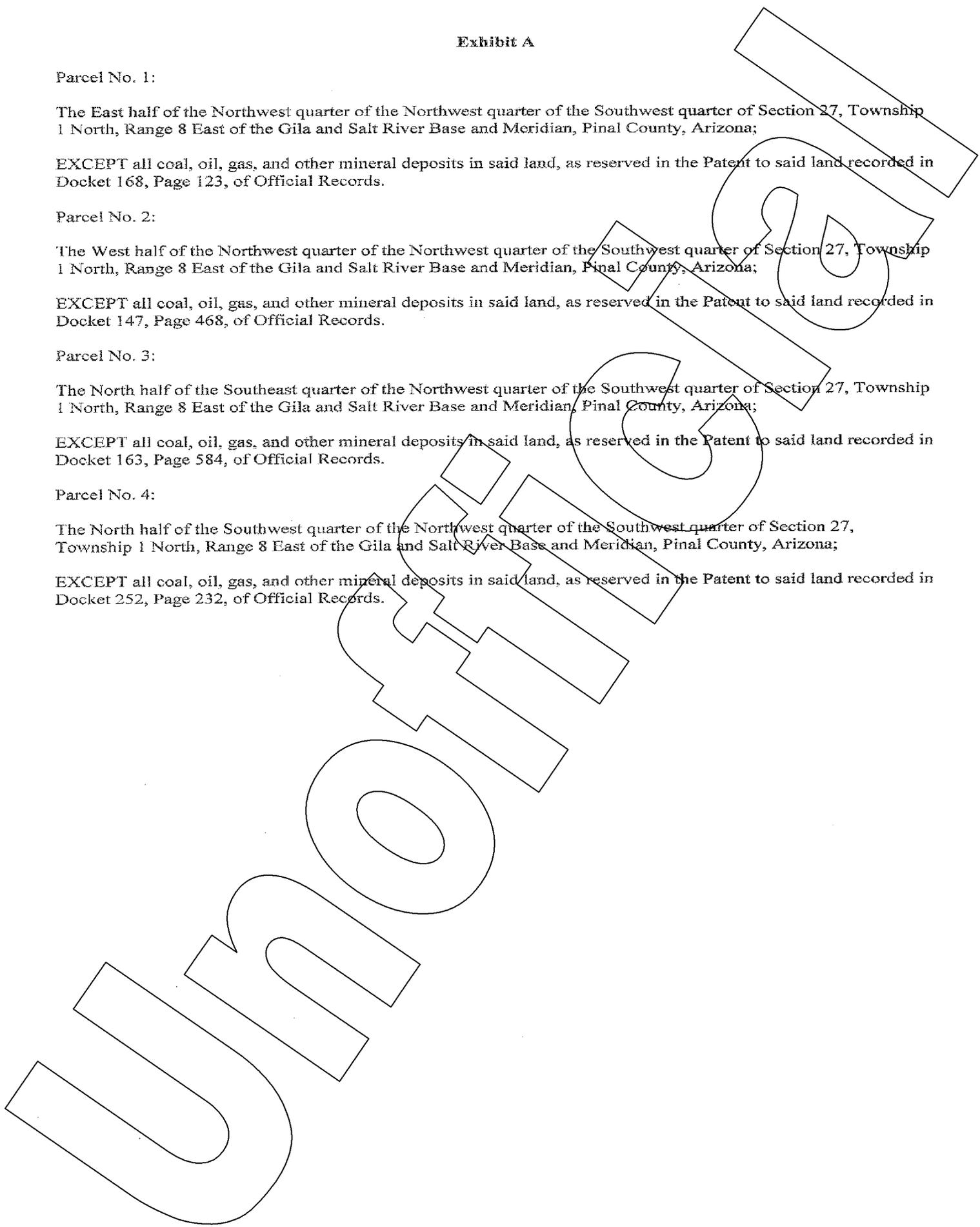
The North half of the Southeast quarter of the Northwest quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas, and other mineral deposits in said land, as reserved in the Patent to said land recorded in Docket 163, Page 584, of Official Records.

Parcel No. 4:

The North half of the Southwest quarter of the Northwest quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, oil, gas, and other mineral deposits in said land, as reserved in the Patent to said land recorded in Docket 252, Page 232, of Official Records.



**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel: 103-20-0050  
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? 3

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

- (1) 103-20-0060 (2) 103-20-0150  
(3) 103-20-0170 (4) \_\_\_\_\_

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

Acer Homes, LLC, an Arizona limited liability company  
9414 E. San Salvador Drive #150  
Scottsdale, AZ 85258

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

Bel Agave, LLC, an Arizona limited liability company  
P.O. Box 18571  
Fountain Hills, AZ 85269

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

**4. ADDRESS OF PROPERTY:**

20 acres NE Corner Tomahawk Rd & 19th Avenue  
Apache Junction, AZ 85119

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

Bel Agave, LLC, an Arizona limited liability company  
P.O. Box 18571  
Fountain Hills, AZ 85269

(b) Next tax payment due 10/2014

**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:

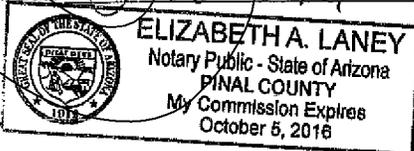
- a.  To be used as a primary residence.
- b.  To be used as a vacation home or secondary residence.
- c.  To be rented to someone other than a "family member."

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.

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 \_\_\_\_\_, County of \_\_\_\_\_  
Subscribed and sworn to before me on this 3rd day of April 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 04/04/2014 1420**

**FEE NUMBER: 2014-019707**

**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: \$ 1,000,000.00**

**11. DATE OF SALE (Numeric Digits): 04/2014**  
Month / Year

**12. DOWN PAYMENT \$ 1,000,000.00**

**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 f.  Other financing: Specify: Acquisition Loan
- c.  Assumption of existing loan(s)
- d.  Seller Loan (Carryback)

**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: \_\_\_\_\_

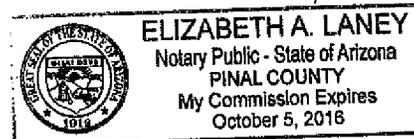
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

**BUYER AND SELLER HEREIN**

**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 3rd day of April 2014  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



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

Parcel No. 1:

The East half of the Northwest quarter of the Northwest quarter of the Southwest quarter of Section 27, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

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