OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 12/21/2015 1105
FEE: $17.00
PAGES: 2
FEE NUMBER: 2015-081153

Recording requested by:
NORTH AMERICAN TITLE COMPANY

When recorded mail to:
Maria Silva
PO Box 9149
Mesa, AZ 85214

Escrow No.: 22500-15-13687

1/2

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Beor Fund 1, LLC, a Delaware limited liability company

do hereby convey to

Maria Silva, an unmarried woman

the following described real property situated in Pinal, Arizona:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

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.

The Grantor binds itself to warrant the title against all acts of the Grantor and no other.

Dated: December 14, 2015

Beor Fund 1, LLC
By: Narda, LLC, its Manager
By: Morzan Inc., its Manager

John P. Gardner, Authorized Signer for Morzan Inc.

State of UTAH
County of Salt Lake

On December 14 2015 before me, the undersigned a Notary Public in and for said County and State, personally appeared John Gardner, of Beor Fund 1, LLC 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 and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: _____
Notary Public

My Commission expires: 11/17/2019

NOTARY PUBLIC
TIFFANY ANN RALPHS
685995
COMMISSION EXPIRES
NOVEMBER 17, 2019
STATE OF UTAH

Unofficial

EXHIBIT A

Lots 12, 13 and 14, of AMIGO ESTATES AMENDED, being a portion of Section 22, Township 9 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 12 of Surveys, Page 86 and Amended in Book 23 of Surveys, Page 25 and Amended in Fee No. 14-74631.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and Except all materials which may be essential to the production of fissionable material as reserved in Arizona Revised Statutes.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/21/2015 1105

FEE NUMBER: 2015-081153

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
   Primary Parcel: 411-32-035
   BOOK MAP PARCEL SPLIT
   Does this sale include any parcels that are being split / divided?
   Check one: Yes ☐ No ☒
   How may parcels, other than the Primary Parcel, are included in this sale? ____
   Please list the additional parcels below (attach list if necessary):
   (1) 411-32-036 (2) 411-32-037
   (3) ____ (4) ____

2. SELLER'S NAME AND ADDRESS:
   Beor Fund 1, LLC
   1338 N. Foothill Dr., #129
   Salt Lake City, UT 84108

3. (a) BUYER'S NAME AND ADDRESS:
   Maria Silva
   PO Box 9149
   Mesa, AZ 85214
   (b) Are the Buyer and Seller related? Yes ☐ No ☒
   If Yes, state relationship:

4. ADDRESS OF PROPERTY:
   Vacant Land
   Eloy, AZ

5. (a) MAIL TAX BILL TO (Taxes due even if no bill received):
   Maria Silva
   PO Box 9149
   Mesa, AZ 85214
   (b) Next tax payment due date October 1, 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 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 a 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.

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 $ 95000 00

11. DATE OF SALE (Numeric Digits): 12 / 2015
    Month / Year

12. DOWN PAYMENT $ 50000 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: Seller 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:
    $ 0 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):
    LEGAL DESCRIPTION ATTACHED HERETO.

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 this 17 day of December, 2015
Notary Public ____
Notary Expiration Date 8-5-2018

MARK L. OSBORN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
August 5, 2018

Signature of Buyer / Agent ____
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 17 day of December, 2015
Notary Public ____
Notary Expiration Date 8-5-2018

MARK L. OSBORN
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
My Commission Expires
August 5, 2018

DO NOT RECORD

EXHIBIT "A"

Lots 12, 13 and 14, of AMIGO ESTATES AMENDED, being a portion of Section 22, Township 9 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 12 of Surveys, Page 86 and Amended in Book 23 of Surveys, Page 25 and Amended in Fee No. 14-74631.

EXCEPT all oil, gas and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizer of every name and description and Except all materials which may be essential to the production of fissionable material as reserved in Arizona Revised Statutes.

Unofficial