



RECORDING REQUESTED BY:
Title Security Agency, LLC
AND WHEN RECORDED MAIL TO:
Dogwood 178, LLC
5230 E. Shea Blvd, Suite 200
Scottsdale, AZ 85254

DATE/TIME: 03/08/2016 1043
FEE: \$17.00
PAGES: 4
FEE NUMBER: 2016-013681



ESCROW NO.: 600-47928-TS
600-47928-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Rancho Del Rio, LLC, an Utah Limited Liability Company

do/does hereby convey to

Dogwood 178, LLC, a Delaware Limited Liability Company

the following real property situated in Pinal County, Arizona:

See Exhibit "A" attached hereto and made a part hereof.

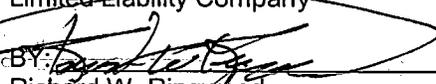
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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: February 25, 2016

Grantor(s):

Rancho Del Rio, LLC, an Utah
Limited Liability Company

BY: 
Richard W. Ringwood
Its: Manager

Escrow No.: 600-47928-TS

State of Utah }ss:
County of Salt Lake

On this 2 day of March, 2016, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared Richard W. Ringwood, Manager of
of Rancho Del Rio, LLC, an Utah 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 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.

FOR NOTARY SEAL OR STAMP

Notary Public: _____

My Commission Expires: _____

8-28-19

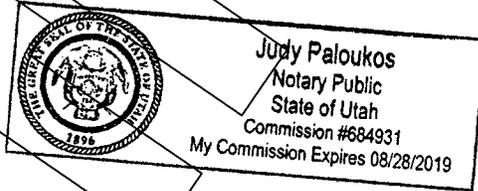


EXHIBIT "A"

Parcel 1

The North half of the Northwest quarter of Section 32, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Except that part of the Northeast quarter of the Northwest quarter of said Section 32, described as follows:

BEGINNING at the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 32;

Thence South 00 degrees 18 minutes 27 seconds East along the East boundary line of the Northeast quarter of the Northwest quarter of said Section 32, 655.82 feet to the Northwest right of way line of Diversion Dam Road;

Thence South 53 degrees 54 minutes 59 seconds West along said right of way line 659.64 feet;

Thence North 00 degrees 05 minutes 54 seconds East, 1043.93 feet to a point of intersection with the North line of the Northeast quarter of the Northwest quarter of said Section 32;

Thence North 89 degrees 57 minutes 29 seconds East along said North line 527.78 feet to the POINT OF BEGINNING.

Parcel 2

An easement for ditch purposes over a portion of the East 527.78 feet of the North half of the Northwest quarter of Section 32, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described in Docket 36, Page 462.

Parcel 3

The Southwest quarter of the Southwest quarter; AND the Northwest quarter of the Southeast quarter of the Southwest quarter; AND the West half of the Northeast quarter of the Southeast quarter of the Southwest quarter; AND the Southwest quarter of the Southeast quarter of the Southwest quarter; AND the West half of the Southeast quarter of the Southeast quarter of the Southwest quarter of Section 29, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel 4

The Southwest quarter of the Northwest quarter of Section 32, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Except a parcel in said Southwest quarter of the Northwest quarter, described as follows:

BEGINNING at the quarter section corner common to Sections 31 and 32;

Thence East along the mid-section line of Section 32, a distance of 760.00 feet;

Thence North, a distance of 370.00 feet to the center of the Florence Canal;

Thence Southwesterly along the center line of said canal, a distance of 430.00 feet to a point which is 85.00 feet North of the mid-section line of said Section 32;

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Thence West and parallel to the East-West mid-section line of Section 32, a distance of 430.00 feet to an intersection with the West line of Section 32;

Thence South, a distance of 85.00 feet along the West line of said Section 32 to the POINT OF BEGINNING.

Parcel 5

That portion of the Southeast quarter of the Northwest quarter of Section 32, Township 4 South, Range 10 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing for a tie at the Northwest corner of said Section 32 (found a 1928 General Land Office Brass Cap);

Thence North 89 degrees 57 minutes 29 seconds East, along the Northern boundary line of said Section 32, a distance of 1328.37 feet to the Northeast corner of the Northwest quarter of the Northwest quarter (3/4" Black Iron Pipe);

Thence South 00 degrees 20 minutes 40 seconds East along the Eastern boundary line of said Northwest quarter of the Northwest quarter, a distance of 1315.77 feet to the Northwest corner of the Southeast quarter of the Northwest quarter, said corner also being the TRUE POINT OF BEGINNING;

Thence continuing South 00 degrees 20 minutes 45 seconds East, along the Western boundary line of said Southeast quarter of the Northwest quarter, a distance of 325.19 feet to a point on the Northwestern boundary line of Diversion Dam Road right-of-way;

Thence North 50 degrees 43 minutes 21 seconds East, along the Northern boundary line of said right-of-way, a distance of 8.57 feet to the beginning of a curve, concave to the Southeast and having a radius of 11485.64 feet;

Thence Northeasterly along said right of way and curve thru a central angle of 01 degrees 35 minutes 51 seconds, a distance of 520.70 feet to a point on the Northern boundary line of the Southeast quarter of the Northwest quarter of Section 32;

Thence South 89 degrees 54 minutes 41 seconds West, along the Northern boundary line of said Southeast quarter of the Northwest quarter, a distance of 419.01 feet to the TRUE POINT OF BEGINNING.

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 201-31-001-08
 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? 5
 Please list the additional parcels below (attach list if necessary):
 (1) 201-31-004-05 (2) 201-31-005B-0
 (3) 201-26-004D-7 (4) 201-31-006 and 201-31-010

COUNTY OF RECORDATION PINAL
 FEE NO 2016-013681
 RECORD DATE 03/08/2016

2. SELLER'S NAME AND ADDRESS:
Rancho Del Rio, LLC
692 Country Club Drive 1915 Laird Dr.
Wickenburg, AZ 85390 Salt Lake City UT
84108

10. SALE PRICE \$ 600000.00
 11. DATE OF SALE (Numeric Digits): 02 / 2016
 Month / Year

3. (a) BUYER'S NAME AND ADDRESS:
Dogwood 178, LLC
5230 E. Shea Blvd, Suite 200
Scottsdale, AZ 85254
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

12. DOWN PAYMENT \$ 600000.00
 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:

4. ADDRESS OF PROPERTY:
Diversion Dam Rd.
Florence, AZ 85232

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:

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Dogwood 178, LLC
5230 E. Shea Blvd, Suite 200
Scottsdale, AZ 85254
 (b) Next tax payment due 2016

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
 briefly describe the partial interest:

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

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:

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be used as a primary residence
 To be rented to someone other than a "qualified family member."
 To be used as a non-primary or secondary residence.
See reverse side for definition of a "primary residence", "secondary residence" or "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
Title Security Agency, LLC
421 E. Cottonwood Lane
Casa Grande, AZ 85122
(520)426-4600

8. If you checked e or f in Item 6 above, indicate the number of units:
 For Apartments, Motels / Hotels, Mobile Home / RV / Trailer:

 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box)
 a. Warranty Deed
 b. Special Warranty Deed
 c. Joint Tenancy Deed
 d. Contract of Agreement
 e. Quit Claim
 f. Other:

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit "A" attached hereto and made a part hereof.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, DEPOSES AND 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 Pinal
 Subscribed and sworn to before me this 8 day of February, 2016
 Notary Public
 Notary Expiration Date 10/31/19

Signature of Buyer / Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 8 day of February, 2016
 Notary Public
 Notary Expiration Date 10/31/19

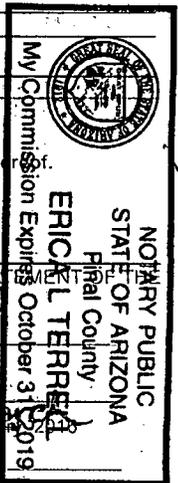
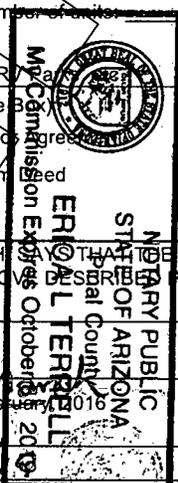


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