



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

When recorded return to:

**Keeling Family Partnership, an
Arizona General Partnership**
21733 West Clayton Road
Casa Grande, AZ 85193

DATE/TIME: 03/16/2016 1149

FEE: \$20.00

PAGES: 5

FEE NUMBER: 2016-015490



SPECIAL WARRANTY DEED

For valuable consideration, receipt of which is hereby acknowledged, CG-5 Loan, I.L.C., and Garry M. Samuels, trustee of the Garry M. Samuels 1998 Trust (collectively, "Grantor"), convey to Keeling Family Partnership, an Arizona general partnership ("Grantee"), the real property situated in Maricopa County, Arizona, as described as follows, together with all appurtenant rights and privileges (collectively, the "Property"):

The Northwest quarter of Section 5, Township 7 South, Range 6 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust are attached.

SUBJECT TO: All non-delinquent taxes and other assessments, reservations in patents, reserved water rights, and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, and such facts as would be disclosed by inspection or accurate ALTA survey of the Property (including all optional Table A items).

Grantor hereby warrants and defends the title to the Property, as against all acts of the Grantor and no others, subject to the matters above set forth.

Dated: March 11, 2016.

"Grantor"

CG-5 Loan, LLC, an Arizona limited liability company

By: The Rader Family Trust dated 9/6/02

Katalin A.V. Rader

Katalin A.V. Rader, Trustee, its Member
and Authorized Signor

Garry M. Samuels, as trustee of the Garry M. Samuels
1998 Trust

When recorded return to:

**Keeling Family Partnership, an
Arizona General Partnership**

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Grantor hereby warrants and defends the title to the Property, as against all acts of the Grantor and no others, subject to the matters above set forth.

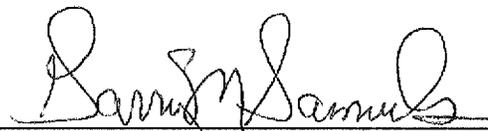
Dated: March 10, 2016.

"Grantor"

CG-5 Loan, LLC, an Arizona limited liability company

By: The Rader Family Trust dated 9/6/02

Katalin A.V. Rader, Trustee, its Member
and Authorized Signor


Garry M. Samuels, as trustee of the Garry M. Samuels
1998 Trust

STATE OF CALIFORNIA)
) ss.
County of _____)

The foregoing was acknowledged before me this ___ day of March, 2016, by _____, the member of CG-5 Loan, LLC, an Arizona limited liability company, who executed the foregoing on behalf of company, being authorized so to do for the purposes therein contained.

Notary Public

My Commission Expires: _____

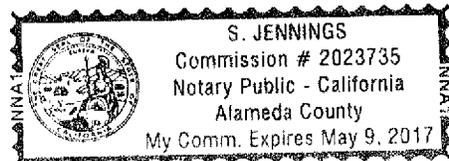
STATE OF CALIFORNIA)
) ss.
County of Alameda)

The foregoing was acknowledged before me this 10th day of March, 2016, by Garry M. Samuels, as trustee of the Garry M. Samuels 1998 Trust, who executed the foregoing on behalf of trust, being authorized so to do for the purposes therein contained.

Jennings
Notary Public

My Commission Expires: _____

5/9/2017



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of SANTA CLARA

On 03/11/2016 before me, STEPHEN TALCOTT, A NOTARY PUBLIC
(Here insert name and title of the officer)

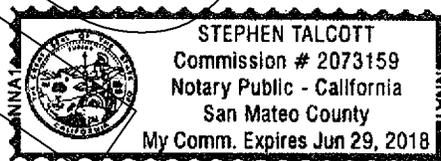
personally appeared KATALIN A. V. RADER

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Stephen Talcott
Signature of Notary Public



(Notary Seal)

ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
 Corporate Officer

(Title)

- Partner(s)
 Attorney-in-Fact
 Trustee(s)
 Other _____



Chicago Title Agency, Inc.

2390 E. Camelback Road, Suite 120, Phoenix, AZ 85016
Phone: (602) 553-4806 • Fax: (602) 553-4815
ChicagoTitleArizona.com

DATE: March 8, 2016
ESCROW NO.: C1511635-347-MC

TRUST DECLARATION

Disclosure of Beneficiaries

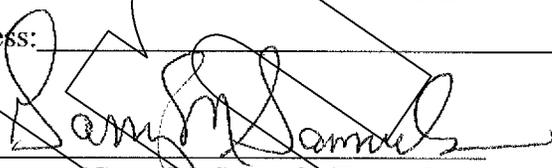
Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 1998 _____ are as follows:

Name: Garry M. Samuels

Address: 7910 Spyglass Ct, Pleasanton, CA 94588

Name: _____

Address: _____

By: 

(Garry M. Samuels, Trustee)

(Signature of Trustee)

as Trustee(s) of The Garry M. Samuels 1998 Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **511-24-003**
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) _____ (2) _____
- (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

CG-5 Loan, LLC, an Arizona limited liability company
6902 E. 1st Street, Suite 100, Scottsdale, AZ 85251
Garry M. Samuels, as Trustee of the Garry M. Samuels 1998 Trust
7910 Spyglass Ct Pleasanton, CA 94588

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

Keeling Family Partnership, an Arizona General Partnership
21733 West Clayton Road
Casa Grande, AZ 85193

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

4. ADDRESS OF PROPERTY:

SEC of Selma Hwy & Chuichu Rd.
Casa Grande, AZ

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

Keeling Family Partnership, an Arizona General Partnership
21733 West Clayton Road
Casa Grande, AZ 85193

(b) Next tax payment due 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
- 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" 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 _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 20____
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 03/16/2016 1149
FEE NUMBER: 2016-015490

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: \$ 1,440,000.00

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

12. DOWN PAYMENT \$ 1,440,000.00

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:

\$ 0 00 AND

briefly describe the Personal Property: N/A

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 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):

Keeling Family Partnership, an Arizona General Partnership
21733 West Clayton Road, Casa Grande, AZ 85193

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 15 day of March, 2016
Notary Public Betty Castro
Notary Expiration Date 11/15/16



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 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

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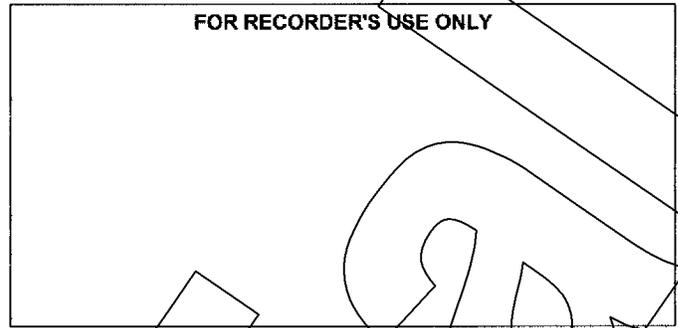
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Signature of Seller / Agent: [Signature]
State of California County of Alameda
Subscribed and sworn to before me on this 10 day of March 2016
Notary Public: [Signature]
Notary Expiration Date: 5/9/2017



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Subscribed and sworn to before me on this _____ day of _____ 20____
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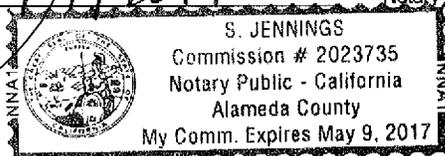


EXHIBIT "A"
Legal Description

The Northwest quarter of Section 5, Township 7 South, Range 6 East, of the Gila and Salt River Base and Meridian,
Pinal County, Arizona.

UNOFFICIAL