

Recording requested by and after  
recording return to:

Douglas K. Cook  
Douglas K. Cook, Attorney, P.C.  
40 N. Center St., Suite 110  
Mesa, AZ 85201-7300

Send Tax Notices, etc., to:

Harlyn L. and Dorothy L. Griffiths, Trustees  
The Griffiths Revocable Trust  
4802 N. 66<sup>th</sup> Street  
Scottsdale, AZ 85251

### **SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations, the undersigned, **D & H INVESTMENTS, L.L.C.**, an Arizona limited liability company, as to an undivided 72.56%, and **SIGNAL PEAK INVESTMENTS LIMITED PARTNERSHIP**, an Arizona limited partnership, as to an undivided 27.44% interest, as Grantors herein, do hereby convey to **HARLYN L. GRIFFITHS and DOROTHY L. GRIFFITHS, Trustees of The Griffiths Revocable Trust dated September 20, 1974**, of 4802 N. 66<sup>th</sup> Street, Scottsdale, AZ 85251, Grantee, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, including, without limitation, all water and well rights and appurtenances, equipment, and facilities, whether grandfathered or otherwise, pertinent thereto or incident to the ownership thereof, to wit:

SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED HEREIN.

SUBJECT TO all 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.

This conveyance as between Grantor and Grantee shall be without warranties, except against the acts of Grantor, provided, however, Grantee shall have any and all rights and remedies and warranties acquired by Grantor in Grantor's Deed from its predecessor in title and said rights and remedies and warranties without limitation are hereby assigned, transferred and conveyed to the Grantee, subject to the matters above set forth and all matters of record.

Exempt from Affidavit of Value pursuant to A.R.S. §11-1134(B)(8).

Pursuant to the requirements of A.R.S. §33-404(a), the beneficiaries of the above-referenced trust are as follows:

Harlyn L. Griffiths, 4802 N. 66<sup>th</sup> St., Scottsdale, AZ 85251  
Dorothy L. Griffiths, 4802 N. 66<sup>th</sup> St., Scottsdale, AZ 85251

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

D & H INVESTMENTS, L.L.C.

By: Harlyn L. Griffiths  
Harlyn L. Griffiths, Manager

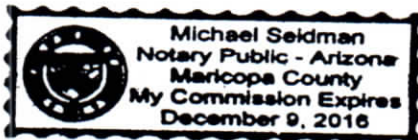
By: Dorothy L. Griffiths  
Dorothy L. Griffiths, Manager

SIGNAL PEAK INVESTMENTS  
LIMITED PARTNERSHIP

By: Robert C. Horne  
Robert C. Horne, General Partner

STATE OF ARIZONA     )  
                                          ) ss.  
County of Maricopa     )

This instrument was acknowledged before me  
this 21<sup>st</sup> day of September, 2013, by  
HARLYN L. GRIFFITHS, Manager of D & H  
INVESTMENTS, L.L.C., an Arizona limited  
liability company, on behalf of said company.



[Signature]  
Notary Public  
My Commission Expires: 12/09/2016