



SEQUENCE: 20163370660
No. Pages: 4
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F. ANN RODRIGUEZ, RECORDER
Recorded By: LW(e-recording)



Recording Requested By:
Thomas J. Giallanza, Deputy Receiver
Landmarc Capital & Investment Company
c/o Arizona Dept. of Financial Institutions
2910 N. 44th Street, Suite 310
Phoenix, AZ 85018

DEED OF RELEASE AND FULL RECONVEYANCE

WHEREAS the undersigned is the court appointed Deputy Receiver of Landmarc Capital & Investment Company in the matter pending before the Arizona Superior Court for Maricopa County entitled *State of Arizona v. Landmarc Capital & Investment Company*, cause number CV2009-020595 ("Receivership Court"), and as such is the beneficiary and legal owner and holder of the Deeds of Trust recorded in Pima County and identified in Exhibit "A" attached hereto; and whereas the indebtedness secured by the Deeds of Trust identified in Exhibit "A" attached hereto have been paid in full, and whereas on November 29, 2016, the Receivership Court entered the order attached hereto as Exhibit "B" authorizing the execution and recordation of this deed of release:

NOW THEREFORE, Landmarc Capital & Investment Company, by and through its Receiver, does hereby release any and all claim, lien or interest arising under the Deeds of Trust identified in Exhibit "A" attached hereto and does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the estate, title, and interest now held by it under said Deeds of Trust, describing the land therein as more fully described in the Deeds of Trust.

Dated: December 2, 2016.

Landmarc Capital & Investment Company, in Receivership

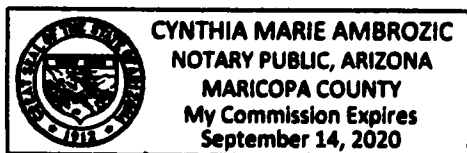
Thomas J. Giallanza, Deputy Receiver

STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

On December 2nd, 2016, before me, the undersigned notary, personally appeared Thomas J. Giallanza, who acknowledged himself to be the Deputy Receiver appointed by the Arizona Superior Court for Maricopa County in *State of Arizona v. Landmarc Capital & Investment Company*, cause number CV2009-020595, and that he, as such Deputy Receiver, executed the same in his authorized capacity, and that by his signature on the instrument executed the instrument for the purposes therein contained.



WITNESS my hand and official seal

NOTARY PUBLIC

Schedule of Deeds of Trust to be Released

Pima County Recording Information					
#	Date	Number	Trustor	Amount	LCI Loan No.
1	01/09/04	20040060855	Martinez, Jorge E.	\$80,000.00	N/A
2	04/20/04	20040761183	Langlois, Albert C. Khyla S.	\$39,000.00	04-0315
3	10/20/04	20042031079	Durgin, Donald and Rodgers, Sandra Marie	\$10,500.00	LC041006
4	12/30/04	20042511535	Rabago, Frank H. Jr.	\$63,000.00	LC041205
5	11/08/05	20052171026	Ortiz, Martin & Laura E.	\$105,000.00	LC051012
6	04/13/06	20060710021	Leyva, Arturo	\$160,000.00	06030229
7	04/28/06	20060820424	Harris, Harry & Mary	\$13,000.00	060402992N
8	06/23/06	20061210062	Hodgin, Sonia	\$55,000.00	06050373
9	06/28/06	20061241341	Anderson, Charles R & Barbara	\$69,300.00	06050382
10	08/30/06	20061680423	Armenta, Otilia and Alvarado, Requer	\$25,000.00	06070558
11	10/24/06	20062051159	Cesar Chavez Learning Community, Inc.	\$714,000.00	06080585
12	10/24/06	20062051162	Bisignano, Judith	\$30,000.00	06090707
13	05/02/07	20070850784	Sellers, Carl W. Sr.	\$125,000.00	07041018

CERTIFIED COPY

11-29-16 FILED 8:53am
MICHAEL K. JEANES, Clerk
By J. Eaton
J. Eaton, Deputy

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4 Attorneys for the Receiver

5
6 IN THE SUPERIOR COURT FOR THE STATE OF ARIZONA

7 IN AND FOR THE COUNTY OF MARICOPA

8 STATE OF ARIZONA ex rel. ROBERT)
D. CHARLTON, Superintendent of the)
Arizona Department of Financial)
Institutions,)

Cause No. CV2009-020595

9 Plaintiff,)

ORDER RE: PETITION NO. 97

v.)

10 LANDMARC CAPITAL &)
INVESTMENT COMPANY,)

11 Defendant.)
12)

13 The Receiver having filed Petition No. 97, *Receiver's Petition for Order Authorizing*
14 *the Receiver to Record Releases of Deeds of Trust for Certain Property and Deny Claims to*
15 *Those Properties* and the Court having considered same, and it appearing that the matters
16 requested by Petition No. 97 are reasonable, just and appropriate:

17 NOW, THEREFORE, IT IS HEREBY ORDERED:

18 1. Authorizing the Receiver to record deeds of release and reconveyance in the
19 appropriate counties releasing any and all interest of Landmarc in the Deeds of Trust
20 identified in Exhibit A attached to Petition No. 97;

21 2. Denying Claim No. 7421 filed by Kay Investments, LLC to the extent it claims

Exhibit B

Guttilla Murphy Anderson, P.C.
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1 an interest in the Potter loan (LC050540) or in the deed of trust for the loan recorded with the
2 Maricopa County Recorder at 2005-0777032;

3 3. Denying Claim No. 8536 filed by Port Elgin, LLC Profit Sharing Plan to the
4 extent it claims an interest in the Mando loan (LC050904) or in the deed of trust for the loan
5 recorded with the Maricopa County Recorder at 2005-1403951;

6 4. Denying Claim No. 8401 filed by LDM Acceptance Company to the extent it
7 claims an interest in:

8 a. The Potter loan (LC050540) or in the deed of trust for the loan recorded
9 with the Maricopa County Recorder at 2005-0777032; or

10 b. The Lujan loan (LC050111) or in the deed of trust for the loan recorded
11 with the Mohave County Recorder at 2005-008714;

12 5. Denying Claim No. 8538 filed by Willowdale Investments, LLC to the extent it
13 claims an interest in the Decausmaker loan (LC050632) or in the deed of trust for the loan
14 recorded with the Pinal County Recorder at 2005-078334; and

15 6. Authorizing the Receiver to execute and file or record such additional
16 documents as may be necessary to release possible liens created by the loans identified in
17 Exhibit "A" attached to Petition No. 97; including without limitation terminations of UCC
18 Financing Statement.

19 DATED this 29th day of November, 2016.

The foregoing instrument is a full, true and correct copy
of the original on file in this office.
Attest 11-29 2016
MICHAEL E. JEANES, Clerk of the Superior Court of the
State of Arizona, in and for the County of Maricopa.
By [Signature] Deputy
Judge of Maricopa County Superior Court

21 1157-002.14 (264333)

Exhibit B₂ Daniel G. Martin