

3

LAWYERS' TITLE OF ARIZONA



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

WHEN RECORDED MAIL TO:

Beazer Homes
2005 West 14th Street, Suite 100
Tempe, AZ 85281
Attn: Jeff Poole

DATE/TIME: 08/02/07 1337
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2007-088979

Escrow no. 1408821-003 PAC

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, HEARTHSTONE MULTI-ASSET ENTITY B, L.P., a California limited partnership, the Grantor herein, does hereby convey to BEAZER HOMES HOLDINGS CORP., a Delaware corporation, the Grantee, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO general and special real property taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, reservations and liabilities as may appear of record.

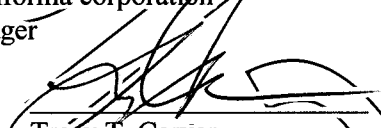
AND the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

DATED this 1st day of August, 2007.

Hearthstone Multi-Asset Entity B, L.P.,
a California limited partnership

By: HHPII GP, LLC,
a California limited liability company
General Partner

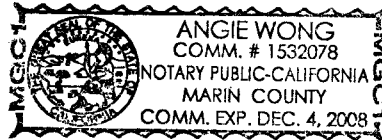
By: Hearthstone, Inc.,
a California corporation
Manager

By: 
Tracy T. Carver
Executive Vice President-
General Counsel

State of California)
) ss.
County of Marin)

On July 30, 2007, before me, Angie Wong, Notary Public, personally appeared TRACY T. CARVER, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



(Seal)



Notary Public

My commission expires:

12/04/2008

EXHIBIT A

DESCRIPTION OF PROPERTY

All of that certain real property, together with all appurtenances thereto and all improvements now or hereafter located thereon, situated in the County of Pinal, State of Arizona, and described as follows:

Lots 728, 736, 737, 750, 752, 753, 755, 757, and 758, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent to said land.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 593-03-002B 8

BOOK MAP PARCEL SPLIT LETTER

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?
 Please list the additional parcels below (no more than four):
 (1) 509-02-002H 7 (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Hearthstone Multi-Asset Entity B, L.P.,
16133 Ventura Blvd, Suite 1400
Encino, CA 91436

3. (a) BUYER'S NAME AND ADDRESS:
Beazer Homes Holdings Corp.
2005 West 14th Street, Suite 100
Tempe, AZ 85281

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

4. ADDRESS OF PROPERTY:
Lots 728, 736-737, 750, 752-753, 755, 757-758, MORNING SUN FARMS UNIT 3, Pinal County, Arizona.

5. MAIL TAX BILL TO:
Beazer Homes Holdings Corp.
2005 West 14th Street, Suite 100
Tempe, AZ 85281

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

| | |
|---|--|
| a. <input checked="" type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use, Specify: _____ |
| e. <input type="checkbox"/> Apartment Building | |

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 occupied by owner or "family member."
 To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9. COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-088979
 RECORD DATE: 08/02/07

(e) ASSESSOR: _____ (f) DOR: _____
ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____ - _____ - _____
 Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

| | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other |

11. SALE PRICE: 204,417.00 00
 12. DATE OF SALE (Numeric Digits): 08 / 07
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 204,417.00 00

14. METHOD OF FINANCING: e. New loan(s) from

| | |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | Financial institution: |
| b. <input type="checkbox"/> Exchange or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input checked="" type="checkbox"/> Seller Loan (Carryback) | (3) <input type="checkbox"/> FHA |
| | f. <input type="checkbox"/> Other financing; Specify: _____ |

15. PERSONAL PROPERTY (see reverse side for definition):

(a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND
 briefly describe the Personal Property: _____

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

17. PARTY COMPLETING AFFIDAVIT: (Name, Address, Phone):
Hearthstone Multi-Asset Entity B, L.P. (SELLER)
16133 Ventura Blvd, Suite 1400
Encino, CA 91436
 Escrow 1408821-003 PAC Phone: (818)385-0005

18. LEGAL DESCRIPTION (attach copy if necessary):
Lots 728, 736-737, 750, 752-753, 755, 757-758, MORNING SUN FARMS UNIT 3, according to Cabinet F of Maps, Slide 125, records of Pinal County, Arizona;

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 **SEE ATTACHED SIGNATURE PAGE**
 State of _____, County of _____
 Subscribed and sworn to before me on this _____ day of _____
 Notary Public _____
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this _____ day of July 2007
 Notary Public _____
 Notary Expiration _____

