



LAWYERS TITLE OF ARIZONA, INC.

WHEN RECORDED MAIL TO:

Palo Brea, LLC
3850 East Baseline Road
Suite 118
Mesa, AZ 85206
Attention: C. Dale Willis, Jr.

DATE/TIME: 12/21/07 1415
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2007-138417

1627229-003

2 of 2

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **Beazer Homes Holdings Corp.**, a Delaware corporation (the "Grantor"), does hereby convey to **Palo Brea, LLC**, an Arizona limited liability company (the "Grantee"), the following real property together with all rights and privileges appurtenant thereto, to wit:

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

SUBJECT TO all general and special real property taxes and reservations in patents, water rights, claims or title to water and all easements, rights of way, covenants, conditions, restrictions, reservations, declarations, encumbrances, liens, obligations, liabilities and other matters as may appear of record, any and all conditions, easements, encroachments, rights of way or restrictions which a physical inspection or accurate ALTA survey of the Property would reveal, any matters arising in connection with any action of the Grantee or its employees, contractors, agents or representatives, any other matter not caused by the act or authorization of Grantor and the applicable municipal, county, state or federal zoning and use regulations affecting the Property.

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.

[SIGNATURE PAGE FOLLOWS]

Exhibit A to the Special Warranty Deed

Legal Description of Property

Lots 160 through 162, inclusive; 173 through 179, inclusive; 278 through 282, inclusive; 319; 321 through 328, inclusive; 396 through 402, inclusive; 446 through 457, inclusive; 509 through 517, inclusive of PALO BREA, according to Cabinet E of Maps, Slide 196, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: See Attached "Exhibit A"
 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? 52
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

FOR OFFICIAL USE ONLY
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-138417
 RECORD DATE: 12/21/07

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Beazer Homes Holdings Corp.
1621 West Rio Salado Parkway #103
Tempe, AZ 85281

3. (a) BUYER'S NAME AND ADDRESS:
Palo Brea, LLC
3850 East Baseline Road, Suite 118
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:
Palo Brea 52 Lots, Pinal County, AZ

5. MAIL TAX BILL TO:
Palo Brea, LLC
3850 East Baseline Road, Suite 118
Mesa, AZ 85206

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

a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify: _____
 e. 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.

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 Signer in Counterpart
 State of Arizona, County of _____
 Subscribed and sworn to before me this _____ day of _____, 20____
 Notary Public _____
 Notary Expiration Date _____

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

11. SALE PRICE: \$ 1,480,050.00

12. DATE OF SALE (Numeric Digits): 12 / 2007
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 1,480,050.00

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Exchange or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 d. Seller Loan (Carryback) (3) FHA
 f. 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):
LandAmerica Lawyers Title
2425 East Camelback Road, Suite 700
Phoenix, AZ 85016 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached "Exhibit B"

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 20th day of Dec, 2007
 Notary Public Sandra K. Anderson
 Notary Expires 5-2011



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: See Attached "Exhibit A"
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? 52
Please list the additional parcels below (no more than four):
(1) _____ (3) _____
(2) _____ (4) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
(a) County of Recordation: PINAL
(b) Docket & Page Number: _____
(c) Date of Recording: 12-21-2007
(d) Fee / Recording Number: 2007-138417
Validation Codes:
(e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
Verify Primary Parcel in Item 1: _____
Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Beazer Homes Holdings Corp.
1621 West Rio Salado Parkway #103
Tempe, AZ 85281
3. (a) BUYER'S NAME AND ADDRESS:
Palo Brea, LLC
3850 East Baseline Road, Suite 118
Mesa, AZ 85206
(b) Are the Buyer and Seller related? Yes _____ No
If Yes, state relationship: _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. Warranty Deed d. Contract or Agreement
b. Special Warranty Deed e. Quit Claim Deed
c. Joint Tenancy Deed f. Other:
11. SALE PRICE: \$ 1,480,050.00
12. DATE OF SALE (Numeric Digits): 12 / 2007
Month Year
(For example: 03 / 05 for March 2005)
13. DOWN PAYMENT: \$ 1,480,050.00

4. ADDRESS OF PROPERTY:
Palo Brea 52 Lots, Pinal County, AZ
5. MAIL TAX BILL TO:
Palo Brea, LLC
3850 East Baseline Road, Suite 118
Mesa, AZ 85206

14. METHOD OF FINANCING:
a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Exchange or trade (1) Conventional
c. Assumption of existing loan(s) (2) VA
d. Seller Loan (Carryback) (3) FHA
f. 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: _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
d. 2-4 Plex i. Other Use; Specify: _____
e. 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."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
LandAmerica Lawyers Title
2425 East Camelback Road, Suite 700
Phoenix, AZ 85016 Phone _____
18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached "Exhibit B"

8. NUMBER OF UNITS: _____
For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, 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 Arizona, County of _____
Subscribed and sworn to before me this 20 day of _____, 2007
Notary Public: _____
Notary Expiration Date: _____
OFFICIAL SEAL
MARY LOU FUENTES
MARICOPA COUNTY
My Comm. Expires Oct. 10, 2008

Signature of Buyer/Agent: Signed in Counterpart
State of Arizona, County of _____
Subscribed and sworn to before me this _____ day of _____, 20____
Notary Public: _____
Notary Expiration Date: _____

"EXHIBIT A"
TAX PARCELS

PARCEL NO.

512-10-1800
512-10-1810
512-10-1820
512-10-2010
512-10-2030
512-10-2040
512-10-2060
512-10-2070
512-10-3120
512-10-3130
512-10-3140
512-10-3150
512-10-3160
512-10-3170
512-10-3180
512-10-3200
512-10-4320
512-10-4330

PARCEL NO.

512-10-4340
512-10-4350
512-10-4360
512-10-4370
512-10-4380
512-10-4390
512-10-4400
512-10-4770
512-10-4780
512-10-4790
512-10-4800
512-10-4810
512-10-4820
512-10-4830
512-10-4840
512-10-4850
512-10-4860

"EXHIBIT B"
LEGAL DESCRIPTION

Lots 180 through 182, inclusive; 201; 203; 204; 206; 207; 312 through 318, inclusive; 320; 432 through 440, inclusive; 477 through 486, inclusive of PALO BREA, according to Cabinet E of Maps, Slide 196, records of Pinal County, Arizona.

Proprietary