

**FIRST AMERICAN TITLE**

When recorded, return to:  
Starlight Homes Arizona L.L.C.  
6991 E. Camelback Road, Suite A-200  
Scottsdale, Arizona 85251  
Attn: Jeremy Ramsdell

DATE/TIME: 12/19/2018 1425  
FEE: \$17.00  
PAGES: 3  
FEE NUMBER: 2018-093704



214-8424238

**SPECIAL WARRANTY DEED**

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, CW-PARKS, LLC, a Delaware limited liability company, hereinafter called the "Grantor," hereby grants and conveys to STARLIGHT HOMES ARIZONA L.L.C., a Delaware limited liability company, fee title to the real property described on *Exhibit A* attached hereto and incorporated herein by this reference and situated in Pinal County, Arizona, together with all improvements and fixtures thereon and all rights, privileges and entitlements appurtenant thereto;

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others, subject to the matters set forth above.

Dated: December 19, 2018

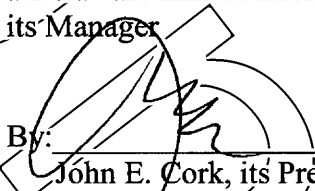
[Signature on following page]

GRANTOR:

**CW-Parks, LLC**

a Delaware limited liability company

By: Coronado West, LLC,  
a Delaware limited liability company,  
its Manager

By:   
John E. Cork, its President

STATE OF ARIZONA

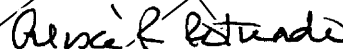
County of Maricopa

)  
) ss.  
)

This instrument was acknowledged before me on this 12<sup>th</sup> day of December, 2018, by John E. Cork, as President of Coronado West, LLC, a Delaware limited liability company, as Manager of CW-Parks, LLC, a Delaware limited liability company, on behalf of said company. He is personally known to me, or has produced \_\_\_\_\_ as identification.

My commission expires:

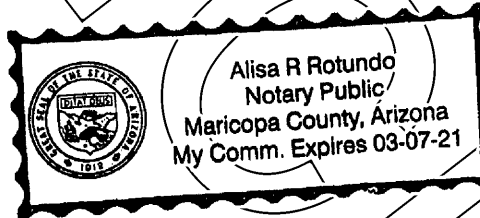
March 7, 2021

  
\_\_\_\_\_  
Notary Public

Notary Public

ATTACH:

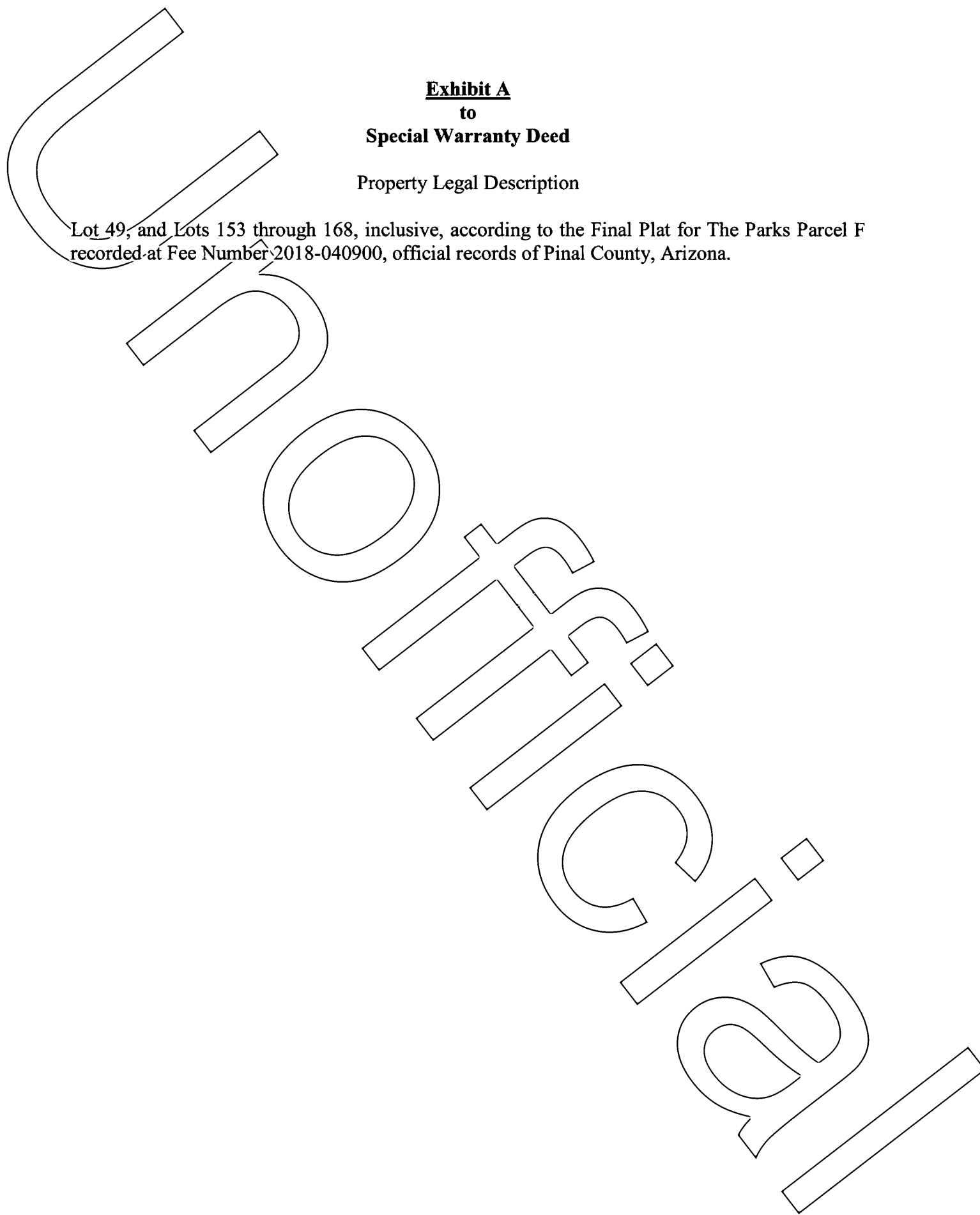
Exhibit A -legal description



**Exhibit A**  
**to**  
**Special Warranty Deed**

**Property Legal Description**

Lot 49, and Lots 153 through 168, inclusive, according to the Final Plat for The Parks Parcel F recorded at Fee Number 2018-040900, official records of Pinal County, Arizona.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-22-012R - SPLIT  
 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) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

CW-Parks, LLC  
8655 S. Priest Drive  
Tempe, AZ 85284

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

Starlight Homes Arizona L.L.C.  
6991 E. Camelback Road, Suite A200  
Scottsdale, AZ 85251

(b) Are the Buyer and Seller related? Yes  No

If Yes, state relationship: \_\_\_\_\_

4. ADDRESS OF PROPERTY:

Vacant Lots  
Pinal, AZ

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

Starlight Homes Arizona L.L.C.  
6991 E. Camelback Road, Suite A200  
Scottsdale, AZ 85251

(b) Next tax payment due 10/1/19

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.  Agriculture
- h.  Mobile or manufactured Home  
 Affixed  Not Affixed
- 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 \_\_\_\_\_

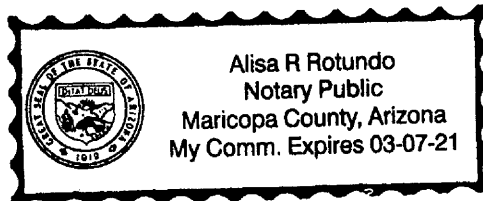
State of Arizona \_\_\_\_\_, County of Maricopa

Subscribed and sworn to before me on this 12th day of December 20 18

Notary Public Alisa R Rotundo

Notary Expiration Date March 7, 2021

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 12/19/2018 1425

FEE NUMBER: 2018-093704

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: \$1,073,754.00 00

11. DATE OF SALE (Numeric Digits): 1 2 / 1 8 Month/Year

12. DOWN PAYMENT \$1,073,754.00 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: \$ \_\_\_\_\_ 00 AND

briefly describe the Personal Property: \_\_\_\_\_

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,

briefly describe the partial interest: \_\_\_\_\_

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):

First American Title Insurance Company National Commercial Services  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016  
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Attached Exhibit "A"

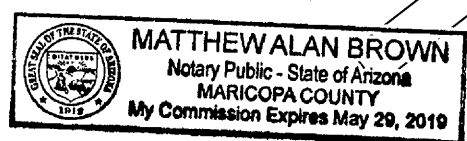
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona \_\_\_\_\_, County of Maricopa

Subscribed and sworn to before me on this 19th day of December 20 18

Notary Public Matthew Alan Brown

Notary Expiration Date May 29, 2019



**Exhibit "A "**

LOTS 49, 153 THROUGH 168, INCLUSIVE, OF THE PARKS PARCEL F, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED MAY 31, 2018 AS 2018-040900 OF OFFICIAL RECORDS.

WORLDWIDE