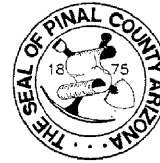


FIRST AMERICAN TITLE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

WHEN RECORDED, RETURN TO:

Brier, Irish, Hubbard & Erhart, PLC
Attn: Tony Meier
2400 East Arizona Biltmore Circle
Suite 1300
Phoenix, Arizona 85016-2115

DATE/TIME: 12/15/2017 15:12

FEE: \$20.00

PAGES: 4

FEE NUMBER: 2017-091977



842423A

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation, as Trustee under Trust No. 8719 (the "Grantor"), hereby grants, sells, and conveys to **CW-PARKS, LLC**, a Delaware limited liability company (the "Grantee") that certain real property described on **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Property");

SUBJECT TO: current taxes and assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, encumbrances, liens and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a current physical inspection, or current accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

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

Trust disclosure pursuant to A.R.S. § 33-404: see **Exhibit "B"** attached hereto and incorporated herein.

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 15th day of December, 2017.

GRANTOR:

FIRST AMERICAN TITLE INSURANCE COMPANY, a Nebraska corporation, as Trustee under Trust No. 8719, and not personally

By: Charlotte A. Knoll

Name: Charlotte A. Knoll

Title: Senior Trust Officer

STATE OF ARIZONA)
) §§
County of Maricopa)

The foregoing Special Warranty Deed was executed and acknowledged before me on December 12, 2017, by Charlotte A. Knoll, the Sr. Trust Officer of First American Title Insurance Company, a Nebraska corporation, as Trustee under Trust No. 8719, for and on behalf of the Trust.

Elaine M Gill
Notary Public

My Commission Expires:
Jan. 9, 2020



A.R.S. §41-313(C) DISCLOSURES

This notary certificate is attached to Special Warranty Deed, dated December 15, 2017, consisting of two (2) pages, plus two (2) pages of exhibits, and was executed by the following:

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

That portion of Section 31, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a 3/4 inch brass cap iron pipe marking the East quarter corner of said Section 31 from which a 1/2 inch rebar with cap marking the Southeast corner of said Section 31, bears South 00 degrees 01 minutes 20 seconds West, a distance of 2643.54 feet;

thence South 00 degrees 01 minute 20 seconds East, a distance of 218.89 feet along the east line of the Southeast quarter of said Section 31;

thence South 89 degrees 58 minutes, 40 seconds West, a distance of 1630.33 feet to a point on the south line of the north 216 feet of the South half of said Section 31;

thence South 89 degrees 52 minutes 34 seconds West, 885.15 feet along said south line to the POINT OF BEGINNING;

thence North 0 degrees 07 minutes 26 seconds West, 783.07 feet;

thence North 45 degrees 06 minutes 14 seconds West, 49.74 feet;

thence North 0 degrees 04 minutes 44 seconds West, 141.62 feet;

thence South 89 degrees 55 minutes 16 seconds West, 11.45 feet to the beginning of a curve, concave northeast, having a radius of 525.00 feet;

thence northwesterly 273.21 feet along the arc of said curve to the right through a central angle of 29 degrees 49 minutes 01 seconds;

thence North 60 degrees 15 minutes 43 seconds West, 196.26 feet;

thence North 63 degrees 09 minutes 41 seconds West, 95.11 feet to the beginning of a curve, concave southeast, having a radius of 25.00 feet;

thence southwesterly 38.00 feet along the arc of said curve to the left through a central angle of 87 degrees 06 minutes 02 seconds;

thence South 29 degrees 44 minutes 17 seconds West, 814.89 feet to the beginning of a curve, concave Southeast, having a radius of 510.00 feet;

thence Southwesterly 265.82 feet along the arc of said curve to the left through a central angle of 29 degrees 51 minutes 48 seconds;

thence South 0 degrees 07 minutes 31 seconds East, 199.95 feet;

thence North 89 degrees 52 minutes 34 seconds East, 1068.92 feet to the POINT OF BEGINNING.

EXHIBIT B

Trust Disclosure

Name and address of all beneficiaries for whom Grantor holds title:

Lennar Arizona, Inc., an Arizona corporation
1725 West Greentree Dr., Suite 114
Tempe, Arizona 85284-2709

Trust agreement under which Grantor is acting:

First American Title Trust Agreement (Trust No. 8719), dated as of December 15, 2017, between First American Title Insurance Company, a Nebraska corporation, as Trustee, and Lennar Arizona, Inc., an Arizona corporation, as Beneficiary.

DRAFT

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-22-012C - SPLIT
 BOOK MAP PARCEL

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:

First American Title Insurance Company, a Nebraska corporation, as Trustee

9000 East Pima Center Parkway

Scottsdale, AZ 85258

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

CW-Parks, LLC

8655 S. Priest Drive

Tempe, AZ 85284

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Land

AZ

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

CW-Parks, LLC

8655 S. Priest Drive

Tempe, AZ 85284

(b) Next tax payment due 10/1/2018

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 c. Condo or Townhouse h. Mobile or manufactured Home
 Affixed Not Affixed
 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:

- 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 15 day of December 2017

Notary Public Hollie Takacs

Notary Expiration Date September 5, 2019

17
 DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/15/2017 1512

FEE NUMBER: 2017-091977

9. 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:

10. SALE PRICE: \$3,817,277.33 00

11. DATE OF SALE (Numeric Digits): 09 / 17 Month/Year

12. DOWN PAYMENT \$3,817,277.33 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 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 15 day of December 2017

Notary Public Hollie Takacs

Notary Expiration Date September 5, 2019



EXHIBIT "A"

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