



DATE/TIME: 03/14/2019 1218  
FEE: \$17.00  
PAGES: 4  
FEE NUMBER: 2019-017708

**When recorded, mail to:**

K. Hovnanian Great Western Homes, LLC  
c/o K. Hovnanian Homes  
20830 North Tatum Boulevard, Suite 250  
Phoenix, Arizona 85050  
Attention: Michael Fulmer,  
Director of Land Acquisition and  
Development

**FIDELITY NATIONAL TITLE**

55001439

**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten and No/100 Dollars (\$10.00) and between **DQMARICOPA MEADOWS, LLC**, an Arizona limited liability company ("Grantor"), does hereby convey to **K. HOVNANIAN GREAT WESTERN HOMES, LLC**, an Arizona limited liability company ("Grantee"), all of Grantor's right, title and interest in and to the following described real property (the "Property") situated in Pinal County, Arizona, together with all improvements thereon and all of Grantor's interest in any rights and privileges appurtenant thereto:

SEE **EXHIBIT "A"** ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: taxes and assessments which are not yet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Pinal County, Arizona (the "Records") or to which reference is made in the Records; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

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

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 14 day of March, 2019.

GRANTOR:

**DQMARICOPA MEADOWS, LLC,**  
an Arizona limited liability company

By: Dolphin Land, LLC,  
a California limited liability company

Its: Manager

By: Dolphin Partners, Inc.,  
a California corporation

Its: Manager

By:   
Kevin S. Pitts, its President

A notary public or other officer completing this certificate verifies only the identity of this individual who signed the document to which this certificate is attached, and not to the truthfulness, accuracy, or validity of that document

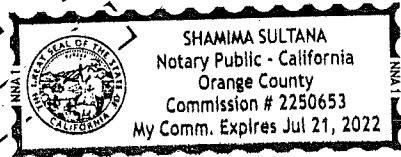
STATE OF CALIFORNIA }  
COUNTY OF Orange } ss.

On March 1, 2019, before me, Shamima Sultana, Notary Public (here insert name and title of the officer), personally appeared Kevin Pitts, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_



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

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED MARICOPA, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL NO. 1:**

LOTS 2, 4, 29, 31, 46, 47, 48, 52 THROUGH 60, INCLUSIVE, LOTS 63, 66, 67, 74, 97 THROUGH 108, INCLUSIVE, OF MARICOPA MEADOWS PARCEL 7, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY ARIZONA, RECORDED IN CABINET E, SLIDE 46 AN CERTIFICATE OF CORRECTION RECORDED AS 2004-091493 OF OFFICIAL RECORDS.

**PARCEL NO. 2:**

LOTS 1 THROUGH 13, INCLUSIVE, LOTS 17 THROUGH 22, INCLUSIVE, LOTS 25 THROUGH 33, INCLUSIVE, LOTS 37 THROUGH 39, INCLUSIVE, LOTS 43, 46, 50, 53 THROUGH 69, INCLUSIVE, LOTS 75, 82 AND 85, OF MARICOPA MEADOWS PARCEL 9, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET E, SLIDE 48.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: See Exhibit "B" attached  
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? 85

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

DQMaricopa Meadows, LLC  
18818 Teller Ave, Ste. 200  
Irvine, CA 92612

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

K. Hovnanian Great Western Homes, LLC  
20830 N. Tatum Blvd., Ste. 250  
Phoenix, AZ 85050

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

4. ADDRESS OF PROPERTY:

SWC of Bowlin Rd & John Wayne Parkway, 86 residential lots  
Maricopa, AZ

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

Same as number 3

(b) Next tax payment due Oct. 2019

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.  Agricultural
- 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.

COUNTY OF RECORDATION PINAL  
FEE NO 2019-017708  
FOR RECORDER'S USE ONLY  
RECORD DATE 03/14/2019

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: \$ 4,455,000.00

11. DATE OF SALE (Numeric Digits): 12/2018  
Month / Year

12. DOWN PAYMENT \$ 4,455,000.00

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 00 AND

briefly describe the Personal Property: NA

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

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):

All parties here in

Phone: 480-824-4157

18. LEGAL DESCRIPTION (attach copy if necessary):

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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 California, County of Orange

Subscribed and sworn to before me on this 6 day of March 2019

Notary Public Shamima Sultana

Notary Expiration Date 7/21/2022

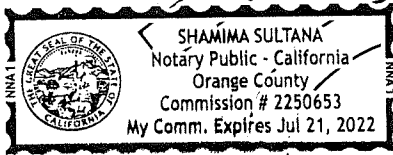
Signature of Buyer / Agent

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_ day of \_\_\_\_\_ 20\_\_

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

Notary Expiration Date \_\_\_\_\_



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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

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

Notary Expiration Date \_\_\_\_\_

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

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 7 day of Nov 2019

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

Notary Expiration Date 8/9/22



**KRISTINA GOODING**  
Notary Public - Arizona  
Maricopa Co. / #547790  
Expires 08/09/2022

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MARICOPA MEADOWS

**Exhibit B:**

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