



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 03/15/2019 1005
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2019-018013

When Recorded Return To:

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

FIDELITY NATIONAL TITLE

35001445 1 of 2
SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, GREAT SORRENTO LP, a Delaware limited partnership ("Grantor"), does hereby grant and convey to STARLIGHT HOMES ARIZONA L.L.C., a Delaware limited liability company ("Grantee"), the following described real property (the "Property") situated in Pinal County, Arizona:

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

TOGETHER WITH all (i) all buildings, structures and improvements located on the Property, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights; (iii) all oil, gas, and mineral rights not previously reserved; (iv) any rights of Grantor to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; and (v) any other rights or privileges appurtenant to such Property or used in connection therewith.

SUBJECT TO: current real property taxes and other assessments; patent reservations; and all easements, rights of way, covenants, conditions, restrictions and all other matters as may appear of record, and matters which an accurate ALTA/NSPS survey would disclose.

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 above set forth.

DATED: March 15, 2019.

[Balance of the Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

GREAT SORRENTO LP, a Delaware limited partnership

By: GREAT SORRENTO GP INC., a Delaware corporation, its General Partner

By: [Signature]
Name: Harry Rosenbaum
Title: Secretary Treasurer

Certificate of Acknowledgment of Execution of an Instrument

CANADA
(Country)

TORONTO
(County and/or other political subdivision)

ONTARIO
(County and/or other political subdivision)

(Name of Foreign Service Office)

SS. Andrew Miasik

I, Andrew Miasik of TORONTO, Canada, duly commissioned and qualified, do hereby certify that on this 6 day of MARCH, 2019 before me personally appeared Harry Rosenbaum to me personally known, and known to me to be the individual--described in, whose name is subscribed to, and who executed the annexed instrument, and being informed by me of the contents of said instrument, he/she duly acknowledged to me that he/she executed the same freely and voluntarily for the uses and purposes therein mentioned.

In witness whereof I have hereunto set my hand and official seal the day and year last above written.

[SEAL]

[Signature]

of Canada

ANDRZEJ M. MIASIK
Barrister & Solicitor
A Notary Public and Commissioner of Oaths
in and for the Province of Ontario, Canada

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Lots 28, 29, 72, 73, 74, 75, 76, 77, 87, 88, 89, 90 inclusive, SORRENTO PARCEL 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide.88.

SORRENTO PARCEL 4

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: See Exhibit "B"
 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? 11

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

- (1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Great Sorrento LP
3751 Victoria Park Avenue
Toronto, ON Canada M1W 3Z4

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

Starlight Homes Arizona L.L.C.
6991 E. Camelback Rd./Ste. A200
Scottsdale, AZ 85251

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

4. ADDRESS OF PROPERTY:

12 lots vacant land
Maricopa, AZ 85138

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 10/2019

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
 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.

COUNTY OF RECORDATION PINAL
 FEE NO FOR RECORDER'S USE 2019-018013
 RECORD DATE 03/15/2019

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: \$ 444,000.00

11. DATE OF SALE (Numeric Digits): 7/2017
 Month / Year

12. DOWN PAYMENT \$ 444,000.00

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 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: not applicable

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):

Buyer and Seller herein

Phone: 480-515-9955

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 PROVINCE ONTARIO City TORONTO County of _____

Subscribed and sworn to before me on this 12 day of MARCH 2019

Notary Public _____

Notary Expiration Date DOES NOT EXPIRE

Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

ANDRZEJ M. MIASIK
Barrister & Solicitor

A Notary Public and Commissioner of Oaths
in and for the Province of Ontario, Canada

OFFICIAL

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 8 day of Mar 2019

Notary Public Kristina Gooding

Notary Expiration Date 8.9.22



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

EXHIBIT "A"
Legal Description

Lots 28, 29, 72, 73, 74, 75, 76, 77, 87, 88, 89, 90 inclusive, SORRENTO PARCEL 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 88.

WORLDWIDE

Exhibit "B to Affidavit of Property Value

502-54-394

502-54-395

502-54-438

502-54-439

502-54-440

502-54-441

502-54-442

502-54-443

502-54-453

502-54-454

502-54-455

502-54-456

Johnson's