

RECORDED ELECTRONICALLY
BY GRAND CANYON TITLE AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

WHEN RECORDED, RETURN TO:

Marc D. Blonstein
Berens Blonstein PLC
7033 East Greenway Parkway, Suite 210
Scottsdale, Arizona 85254

DATE/TIME: 03/26/2019 1433
FEE: \$17.00
PAGES: 4
FEE NUMBER: 2019-021079

450094.18-RD

(FOR RECORDING INFORMATION ONLY)

SPECIAL WARRANTY DEED

FOR Ten Dollars (\$10.00) and other good and valuable consideration, **RMG PICACHO 601, L.L.C.**, an Arizona limited liability company ("**Grantor**"), hereby sells and conveys to **WJH LLC**, a Delaware limited liability company ("**Grantee**"), the real property situated in Pinal County, Arizona described on **Exhibit A** attached hereto and incorporated herein by this reference together with all of Grantor's right, title, and interest in and to any rights, privileges, rights-of-way and easements appurtenant thereto (the "**Property**").

The Grantor, for itself and its successors, hereby warrants title to the Property as against all acts of Grantor herein and none other, subject only to: (1) those matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein; and (2) any other matters which would be disclosed by a correct survey or inspection of the Property.

Dated this 26th day of March, 2019.

RMG PICACHO 601, L.L.C., an Arizona limited liability company

By: **RMG RES-1C, L.L.C.**, an Arizona limited liability company, its Administrator

By: [Signature]
Printed Name: Augustine H. Gomez
Its: Authorized Officer

STATE OF ARIZONA)
) ss.
County of Maricopa)

Acknowledged before me this 22nd day of March, 2019, by Augustine Gomez, the Authorized Officer of **RMG RES-1C, L.L.C.**, an Arizona limited liability company, the Administrator for **RMG PICACHO 601, L.L.C.**, an Arizona limited liability company, for and on behalf thereof.

Notary Seal/Stamp

Laurie A. Drake
Notary Public



EXHIBIT A

to Special Warranty Deed

Property Description

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

Lots 199, 200, 202, 203, 204, 206, 207, 209, 210, 216, 217, 218, 219, 222, 223, 225, 227, 228, and Lots 232 through 306, inclusive and Lots 310 through 322, inclusive, PICACHO CROSSING, according to Cabinet G, Slide 172, records of Pinal County, Arizona.

EXHIBIT B
to Special Warranty Deed
Permitted Exceptions

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2019.
2. Reservations contained in the Patent
From: The United States of America
Recording Date: September 18, 1915
Recording No: Book 30 of Deeds, Page 83 (Southeast quarter of Section 27); and
Recording Date: December 30, 1929
Recording No: Book 47 of Deeds, Page 191 (Southwest quarter of Section 27)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.

3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Matters contained in that certain document

Entitled: Agreement and Notice of Municipal Provider Reporting Requirements for Picacho Crossing Regarding Membership in the Central Arizona Groundwater Replenishment District
Recording Date: March 06, 2006
Recording No: 2006-31720

Reference is hereby made to said document for full particulars.

5. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition, or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 06, 2006
Recording No: 2006-31721

6. Easements, covenants, conditions and restrictions as set forth on the plat recorded in Cabinet G, Slide 172.
7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender,

gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: March 14, 2007

Recording No: 2007-31201

First Amendment of said covenants, conditions and restrictions

Recording Date: December 28, 2012

Recording No: 2012-111349

Liens and charges as set forth in the above mentioned declaration,

Payable to: Picacho Crossing Homeowners Association, an Arizona nonprofit corporation

8. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the Public Records.
9. Matters which may be disclosed by an inspection of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 205-24-149
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? 105

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

(1) 205-24-150 (2) 205-24-152
(3) 205-24-153 (4) 205-24-154

2. SELLER'S NAME AND ADDRESS:

RMG Picacho 601, L.L.C., an Arizona limited liability company
8800 N. Gainey Center Drive, Ste 255
Scottsdale, AZ 85258

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

WJH LLC, a Delaware limited liability company
3300 Battleground Avenue, Ste 101
Greensboro, NC 27410

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

4. ADDRESS OF PROPERTY:

Picacho Crossing Lots
Coolidge, AZ

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

WJH LLC, a Delaware limited liability company
3300 Battleground Avenue, Ste 101
Greensboro, NC 27410

(b) Next tax payment due October 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
i. ☐ Other Use; Specify:
d. ☐ 2-4 Plex
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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-021079
RECORD DATE 03/26/2019

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: \$ 1,999,999.00

11. DATE OF SALE (Numeric Digits): 02 / 2019
Month / Year

12. DOWN PAYMENT \$ 1,999,999.00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
(3) ☐ FHA
f. ☐ Other financing; Specify:
d. ☐ Seller Loan (Carryback)

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):

WJH LLC, a Delaware limited liability company
3300 Battleground Avenue, Ste 101
Greensboro, NC 27410
Phone:

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 ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 26th day of March 2019

Notary Public Rebecca Damian

Notary Expiration Date 5-9-22

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 26th day of March 2019

Notary Public Rebecca Damian

Notary Expiration Date 5-9-22

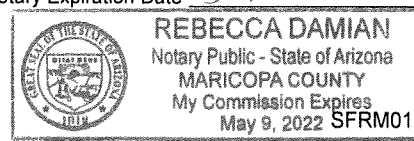
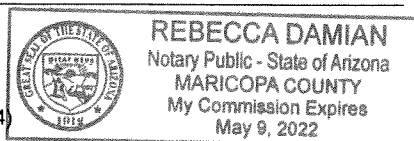


EXHIBIT "A"
Legal Description

Lots 199, 200, 202, 203, 204, 206, 207, 209, 210, 216, 217, 218, 219, 222, 223, 225, 227, 228, and Lots 232 through 306, inclusive and Lots 310 through 322, inclusive, PICACHO CROSSING, according to Cabinet G, Slide 172, records of Pinal County, Arizona.

Escrow No:

45009418

Exhibit "B" for the Affidavit of Property Value

APN	Lot	APN	Lot	APN	Lot
205-24-149*	199	205-24-189	239	205-24-214	264
205-24-150*	200	205-24-190	240	205-24-215	265
205-24-152*	202	205-24-191	241	205-24-216	266
205-24-153*	203	205-24-192	242	205-24-217	267
205-24-154*	204	205-24-193	243	205-24-218	268
205-24-156	206	205-24-194	244	205-24-219	269
205-24-157	207	205-24-195	245	205-24-220	270
205-24-159	209	205-24-196	246	205-24-221	271
205-24-160	210	205-24-197	247	205-24-222	272
205-24-166	216	205-24-198	248	205-24-223	273
205-24-167	217	205-24-199	249	205-24-224	274
205-24-168	218	205-24-200	250	205-24-225	275
205-24-169	219	205-24-201	251	205-24-226	276
205-24-172	222	205-24-202	252	205-24-227	277
205-24-173	223	205-24-203	253	205-24-228	278
205-24-175	225	205-24-204	254	205-24-229	279
205-24-177	227	205-24-205	255	205-24-230	280
205-24-178	228	205-24-206	256	205-24-231	281
205-24-182	232	205-24-207	257	205-24-232	282
205-24-183	233	205-24-208	258	205-24-233	283
205-24-184	234	205-24-209	259	205-24-234	284
205-24-185	235	205-24-210	260	205-24-235	285
205-24-186	236	205-24-211	261	205-24-236	286
205-24-187	237	205-24-212	262	205-24-237	287
205-24-188	238	205-24-213	263	205-24-238	288

APN	Lot	APN	Lot
205-24-239	289	205-24-262	312
205-24-240	290	205-24-263	313
205-24-241	291	205-24-264	314
205-24-242	292	205-24-265	315
205-24-243	293	205-24-266	316
205-24-244	294	205-24-267	317
205-24-245	295	205-24-268	318
205-24-246	296	205-24-269	319
205-24-247	297	205-24-270	320
205-24-248	298	205-24-271	321
205-24-249	299	205-24-272	322
205-24-250	300		
205-24-251	301		
205-24-252	302		
205-24-253	303		
205-24-254	304		
205-24-255	305		
205-24-256	306		
205-24-260	310		
205-24-261	311		

*on face of the AffPV