



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 06/17/2019 1510
FEE: \$17.00
PAGES: 3
FEE NUMBER: 2019-047909

When Recorded Return To:

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

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: June 11th, 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: _____
Name: Harry Rosenbaum
Title: Secretary

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)

I, Andrzej Andrzej Miasik of Toronto, Canada, duly commissioned and qualified, do hereby certify that on this 11th day of June, 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 62 through 71, inclusive, Lot 91 and Lot 92, 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" attached here to
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 M1W3Z4

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

Starlight Homes AZ, LLC
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:

vacant land - see lots
Maricopa, AZ 85138

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

Same as number 3

(b) Next tax payment due Oct. 1, 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2019-047909
RECORD DATE 06/17/2019

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): 07/2017
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
f. Other financing; Specify:
b. Barter or trade
c. Assumption of existing loan(s)
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 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: 480-515-9955

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 Ontario County of Toronto

Subscribed and sworn to before me on this 17th day of June 2019

Notary Public

Notary Expiration Date Does not expire

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 17 day of June 2019

Notary Public

Notary Expiration Date 12/03/2021

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



LESLIE PIERCE
Notary Public - Arizona
Maricopa County
Expires 12/03/2021

EXHIBIT "A"
Legal Description

Lots 62 through 71, inclusive and Lots 91 and 92, SORRENTO PARCEL 4, according to the plat recorded in Cabinet F, Slide 88, records of Pinal County, Arizona.

SORRENTO PARCEL 4

Exhibit "B" attached to affidavit of property value

502-54-428

502-54-429

502-54-430

502-54-431

504-54-432

502-54-433

502-54-434

502-54-435

502-54-436

502-54-437

502-54-457

502-54-458

Johnson & Sons