



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/18/2019 1401
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-088362

RECORDING REQUESTED BY
Landmark Title Assurance Agency of
Arizona LLC

AND WHEN RECORDED MAIL TO:

**TOLL BROTHERS AZ
CONSTRUCTION COMPANY
250 GIBRALTAR ROAD
HORSHAM, PA 19044**

Landmark Title Assurance Agency

ESCROW NO.: 06181904 - 128 - V60 3/6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Title Security Agency, LLC, a Delaware limited liability company, as Trustee under Trust No. 201740R, herein "Grantor",

do/does hereby convey to

Toll Brothers AZ Construction Company, an Arizona corporation, herein "Grantee",

the following real property situated in **Pinal County, Arizona:**

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

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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

Pursuant to A.R.S. 33-404, and the names and addresses of the beneficiaries for whom said trustee holds title are shown on Exhibit "B" attached hereto and made a part hereof.

SIGNATURE AND NOTARY BLOCK APPEAR ON FOLLOWING PAGE.

Escrow No.: **Error! Reference source not found.**

Dated: October 16, 2019

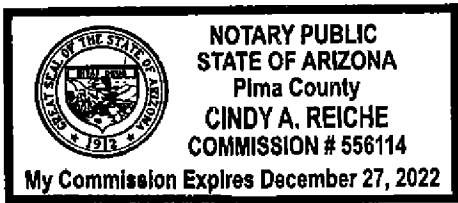
GRANTOR:

Title Security Agency, LLC,
a Delaware limited liability company,
as Trustee under Trust No. 201740R,
and not in its corporate capacity

By: [Signature]
Name: Joyce M. Rodda
Title: Trust Officer

State of Arizona } ss
County of Pima

This instrument was acknowledged before me this 16
day of October, 2019, by Joyce M. Rodda, as Trust Officer
of Title Security Agency, LLC, a Delaware limited liability
company, Trustee under Trust No. 201740R, and not in its
corporate capacity.



[Signature]
Notary Public

My commission will expire 12/27/2022

EXHIBIT "A"
Legal Description

Lots 611 through 1228 and Tracts A1 through V1, inclusive, X1, Y1, Z1, A2 through N2, inclusive, Q2, K3, K4, III, JJJ, KKK, LLL, MMM, NNN, OOO, PPP, QQQ, RRR, SSS, TTT, VVV, WWW, XXX, YYY, ZZZ, of San Tan Shadows – Unit 2, according to plat recorded in Fee No. 2017-093030, records of Pinal County, Arizona.

EXHIBIT "B"

Names and Addresses of Beneficiaries of Trust No. 201740R

<u>Name</u>	<u>Address</u>
ARCUS Real Estate Holdings LLC	1613 South Capital of Texas Hwy. Suite 201 Austin, TX 78746
ARCUS W Z Forever 7, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS Stord, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS San Tan Shadows, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
ARCUS Investors II, LLC	4915 East Baseline, Suite 105 Gilbert, AZ 85234
LeSueur Investments V, L.L.C.	3850 East Baseline Road, Suite 114 Mesa, AZ 85206
LeSueur Investments: Residential Properties, L.L.C.	3850 East Baseline Road, Suite 114, Mesa, AZ 85206
WAVG, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85206
NAA Holdings, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85206
Eloy 660, LLC	3850 East Baseline Road, Suite 114 Mesa, AZ 85206

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: See 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? Total of 619

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

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

2. SELLER'S NAME AND ADDRESS:

Title Security Agency, LLC, a Delaware limited liability company,
 Trustee under Trust No. 201740R, c/o Arcus
 4915 E. Baseline Road, Suite 105, Gilbert, AZ 85234

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

Toll Brothers AZ Construction Company
 250 Gibraltar Road
 Horsham, PA 19044

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

4. ADDRESS OF PROPERTY:

618 Lots + Tracts, San Tan Shadows, Unit 2
 Pinal County, AZ

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

Toll Brothers AZ Construction Company
 250 Gibraltar Road
 Horsham, PA 19044

(b) Next tax payment due March 2020

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: N/A
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-088362
 RECORD DATE 10/18/2019

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: \$ 21,124,000.00

11. DATE OF SALE (Numeric Digits): 01 / 2019
 Month / Year

12. DOWN PAYMENT \$ 10,000,000.00

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:

\$ N/A 00 AND

briefly describe the Personal Property: N/A

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

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:
 N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

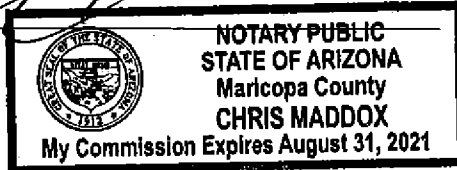
Landmark Title Assurance Agency of Arizona, LLC
 2555 E Camelback Rd #275, Phoenix, AZ 85016

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 17 day of October 2019
 Notary Public _____
 Notary Expiration Date _____



Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 17 day of October 2019
 Notary Public _____
 Notary Expiration Date _____

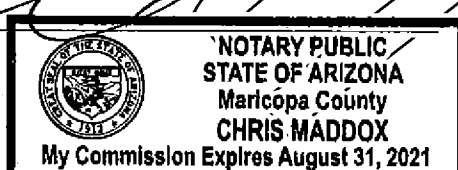


EXHIBIT "A"
Legal Description

Lots 611 through 1228 and Tracts A1 through V1, inclusive, X1, Y1, Z1, A2 through N2, inclusive, Q2, K3, K4, III, JJJ, KKK, LLL, MMM, NNN, OOO, PPP, QQQ, RRR, SSS, TTT, VVV, WWW, XXX, YYY, ZZZ, of San Tan Shadows – Unit 2, according to plat recorded in Fee No. 2017-093030, records of Pinal County, Arizona.

San Tan Shadows

ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S):

Parcel no.	Lot
509-99-001	611
509-99-002	612
509-99-003	613
509-99-004	614
509-99-005	615
509-99-006	616
509-99-007	617
509-99-008	618
509-99-009	619
509-99-010	620
509-99-011	621
509-99-012	622
509-99-013	623
509-99-014	624
509-99-015	625
509-99-016	626
509-99-017	627
509-99-018	628
509-99-019	629
509-99-020	630
509-99-021	631
509-99-022	632
509-99-023	633
509-99-024	634
509-99-025	635
509-99-026	636
509-99-027	637
509-99-028	638
509-99-029	639
509-99-030	640
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509-99-032	642
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509-99-122	732

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509-99-157	767
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509-99-164	774

509-99-165	775
509-99-166	776
509-99-167	777
509-99-168	778
509-99-169	779
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509-99-171	781
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509-99-206	816

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509-99-616	1226
509-99-617	1227
509-99-618	1228
509-99-6190	Tracts

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