

PREMIER TITLE AGENCY



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**
Virginia Ross
Electronically Recorded

DATE/TIME: 10/31/2019 1340
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2019-092659

WHEN RECORDED, MAIL TO,
AND MAIL TAX STATEMENTS TO:

WJH LLC,
a Delaware limited liability company
3300 Battleground Avenue,
Suite 101
Greensboro, NC 27410
Attention: Richard Taylor
Escrow No. : A-111434-RN

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, NEXTRA PROPERTIES, LLC, an Arizona limited liability company ("Grantor") does hereby convey to WJH LLC, a Delaware limited liability company ("Grantee") the following real property situated in Maricopa County, Arizona and any improvements located thereon:

SEE EXHIBIT A ATTACHED HERETO
AND INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO only those matters of record as of the date hereof;

TOGETHER WITH, all right, title and interest, if any, of Seller in and to all strips and gores and any land lying in the bed of any street, road or avenue, opened or proposed, in front of or adjoining the Property, and all water, air and mineral rights (including any grandfathered groundwater or other groundwater or surface water rights), and all easements, right-of-way, privileges, licenses (written or oral), and all appurtenances thereto (collectively, the "Property").

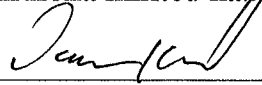
AND the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

[signatures on the following page]

DATED: October 30, 2019

GRANTOR:

**NEXTRA PROPERTIES, LLC,
an Arizona limited liability company**



Nidax Limited Partnership,
an Arizona limited partnership,
Member

ND Management, Inc.,
an Arizona corporation,
its General Partner

Wayne N. Howard,
President

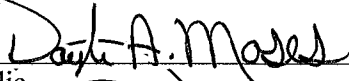
STATE OF ARIZONA

COUNTY OF MARICOPA

ss.

This instrument was acknowledged before me this 30th day of October, 2019 by Wayne N. Howard, as the President of ND Management, Inc., an Arizona corporation, as the General Partner of Nidax Limited Partnership, an Arizona limited partnership, as the sole Member of Nextra Properties, LLC, an Arizona limited liability company, on behalf of said company.

Notary Public



My Commission Expires:

4/16/2021



Exhibit A to Deed

Legal Description of the Property

Lots 35, 36, 64, 65, 66, 70, 71, 72, 73, 84, 85, 86, 182, 191, 194, 196, 200, 227 through 231, inclusive, Alterra South, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 89 and Affidavits of Correction recorded in Document No. 2004-100818 and Document No. 2005-5810, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-37-0350
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? 21

Please list the additional parcels below (no more than four):

- (1) SEE ATTACHED EXHIBIT "B" (3)
- (2) _____ (4)

COUNTY OF RECORDATION PINAL
FEE NO 2019-092659
RECORD DATE 10/31/2019

2. SELLER'S NAME AND ADDRESS:

NEXTRA PROPERTIES, L.L.C.
11811 N. Tatum Blvd., Suite #1051
Phoenix, AZ 85028

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

WJH LLC
3300 Battleground Avenue, Suite #101
Greensboro, NC 27410

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

4. ADDRESS OF PROPERTY:

22 Lots in Alterra South, Maricopa, AZ 85139

5. (a) MAIL TAX BILL TO:

3300 Battleground Avenue, Suite #101
Greensboro, NC 27410

(b) Next tax payment due March 1, 2020

6. PROPERTY TYPE (for Primary Parcel): (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:

- To be used as a primary residence.
- To be rented to someone other than "family member."

See reverse side for definition of a "primary residence" or "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.

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: _____

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.

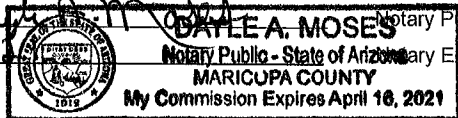
Signature of Seller/Agent _____

State of Arizona, County of MARICOPA

Subscribed and sworn to before me this 30th day of OCTOBER, 2019

Notary Public _____

Notary Expiration Date 4/16/2021



10. SALE PRICE: \$1,210,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2019
Month Year

12. DOWN PAYMENT: \$1,210,000.00

13. METHOD OF FINANCING:
e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
f. Other financing; Specify: _____
a. Cash (100% of Sale Price)
b. Exchange 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% 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: 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% or more? Yes No
If Yes, briefly describe the solar/energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT, (Name, Address, Phone):
Premier Title Agency
2910 E Camelback Rd., Suite 100
Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary)
See Exhibit "A" attached hereto and made a part hereof

Signature of Buyer/Agent _____

State of Arizona, County of MARICOPA

Subscribed and sworn to before me this 31 day of OCTOBER, 2019

Notary Public _____

Notary Expiration Date _____

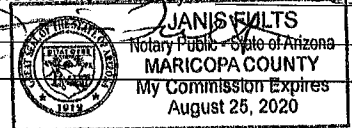


EXHIBIT "A"
LEGAL DESCRIPTION

Lots 35, 36, 64, 65, 66, 70, 71, 72, 73, 84, 85, 86, 182, 191, 194, 196, 200, 227 through 231, inclusive, Alterra South, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 89 and Affidavits of Correction recorded in Document No. 2004-100818 and Document No. 2005-5810, records of Pinal County, Arizona.

HOFFMAN

EXHIBIT "B"
ADDITIONAL PARCELS INCLUDED IN SALE

512-37-0360
512-37-0640
512-37-0650
512-37-0660
512-37-0700
512-37-0710
512-37-0720
512-37-0730
512-37-0840
512-37-0850
512-37-0860
512-37-1820
512-37-1910
512-37-1940
512-37-1960
512-37-2000
512-37-2270
512-37-2280
512-37-2290
512-37-2300
512-37-2310