

THOMAS TITLE & ESCROW



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

WHEN RECORDED, RETURN TO:

MDC Holdings Inc.
4350 S. Monaco St.
Denver CO 80237
Attn: Matthew Adeletti

DATE/TIME: 11/04/2019 1331
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2019-093702

4055TAZ
1091

(FOR RECORDING INFORMATION ONLY)

SPECIAL WARRANTY DEED

FOR Ten Dollars (\$10.00) and other good and valuable consideration, **RMG TAMARON RANCH 85, L.L.C.**, an Arizona limited liability company ("**Grantor**"), hereby sells and conveys to **RICHMOND AMERICAN HOMES OF ARIZONA, INC.**, a Delaware corporation ("**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 4th day of November, 2019.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

RMG
TAZ

EXHIBIT A

Lots 48 through 76, inclusive, of Tamaron Parcel C, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 176 and certificate of Correction recorded July 27, 2010 as Fee 2010-70337, of Official Records.

Lots 38 through 43, inclusive, and Lots 48 through 50, inclusive, and Lots 61 through 65, inclusive, of Tamaron Parcel D, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 177.

EXHIBIT B

1. Second installment of 2019 taxes, a lien, payable on or before March 1, 2020 and delinquent May 1, 2020.
2. Reservations or exceptions in Patents, or in Acts authorizing the issuance thereof.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Cabinet E, Slide 176 and Certificate of Correction recorded as 2010-070337, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No.1)
5. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as Cabinet E, Slide 177, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No.2)
6. Covenants, conditions, restrictions, liabilities and obligations in the document recorded as 2005-023740, of Official Records, Notice of Designated Builder recorded as 2005-158516, of Official Records and recorded as 2007-081137, of Official Records and First Amendment recorded as 2012-023039, of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes. Document disclosed property is included in Tamaron Homeowners Association. (All assessments due and payable are paid.)
7. A non-exclusive easement ten (10) feet in width along the eastern boundaries of Lots 55, 56 and 71 of Parcel No. 1 in favor of Electrical District Number Two, Pinal County, a political subdivision of the State of Arizona, for underground electrical and incidental purposes recorded as 2007-006163, Official Records of Pinal County, Arizona.
8. All matters as set forth in Agreement and Notice of Municipal Provider Reporting Requirements for Tamaron Regarding Membership in The Central Arizona Groundwater Replenishment District, recorded November 03, 2004 as 2004-089476, of Official Records.
9. All matters as set forth in Declaration of Covenants, Conditions and Restrictions for Tamaron Regarding Membership in The Central Arizona Groundwater Replenishment District, recorded November 03, 2004 as 2004-089477, of Official Records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 505-15-5560
 BOOK MAP PARCEL SPLIT LETTER
 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? 42
 Please list the additional parcels below (no more than four):
 (1) 505-15-5570 (3) 505-15-5580
 (2) 505-15-5590 (4) 505-15-5600

2. SELLER'S NAME AND ADDRESS:
RMG Tamaron Ranch 85, L.L.C.
c/o McRae Group of Companies
8800 North Gainey Center Dr. Suite 255
Scottsdale, AZ 85258-2118

3. (a) BUYER'S NAME AND ADDRESS:
Richmond American Homes of Arizona, Inc.
16427 N. Scottsdale Road Suite 175
Scottsdale, AZ 85254

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

4. ADDRESS OF PROPERTY:
Vacant lots
Casa Grande, AZ

5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)
Richmond American Homes of Arizona, Inc.
16427 N. Scottsdale Road Suite 175
Scottsdale, AZ 85254
 (b) Next tax payment due 10/1/2020

6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)

a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."
 c. To be used as a non-primary or secondary residence.

8. If you checked e or f in item 6 above, indicate the number of units: _____
 For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-093702
 RECORD DATE 11/04/2019

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: \$1,913,500.00

11. DATE OF SALE (Numeric Digits): 09 / 2019
 Month Year

12. DOWN PAYMENT: \$ 00.00

13. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Barter or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
	(3) <input type="checkbox"/> FHA
d. <input type="checkbox"/> Seller Loan (Carryback)	f. <input type="checkbox"/> 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% 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 Sales 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):
Thomas Title and Escrow Agency
7150 East Camelback Rd., Suite 195
Scottsdale, AZ 85251

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.

Lucinda Hogg
 Signature of Seller/Agent
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 4 day of November, 2019.
 Notary Public Cathy L Criner
 Notary Expiration Date 9-22-23
 DOR FORM 82162 (04/2014)

Blatching
 Signature of Buyer/Agent
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 04 day of November, 2019.
 Notary Public Blatching
 Notary Expiration Date July 11, 2022

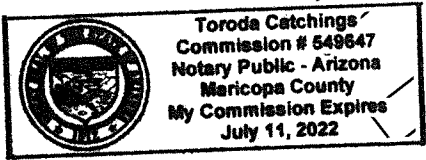
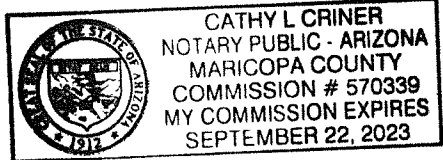


Exhibit 'A'

PARCEL NO. 1:

LOTS 48 THROUGH 76, INCLUSIVE, OF TAMARON PARCEL C, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 176 AND CERTIFICATE OF CORRECTION RECORDED JULY 27, 2010 AS 2010-070337, OF OFFICIAL RECORDS.

PARCEL NO. 2:

LOTS 38 THROUGH 43, INCLUSIVE, LOTS 48 THROUGH 50, INCLUSIVE AND LOTS 61 THROUGH 65, INCLUSIVE, OF TAMARON PARCEL D, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 177.

Blomquist