



DATE/TIME: 01/15/2020 1401
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-003953

FIRST AMERICAN TITLE

WHEN RECORDED, RETURN TO:

Richmond American Homes of Arizona, Inc.
16427 North Scottsdale Road, Suite 175
Scottsdale, AZ 85254
Attention: Ryan Huffman

W-15 989549

1 of 3

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, **METRO RED-1, LLC**, an Arizona limited liability company (the "**Grantor**"), hereby grants, sells, and conveys to **RICHMOND AMERICAN HOMES OF ARIZONA, INC.**, a Delaware corporation (the "**Grantee**") that certain real property described on Exhibit A attached hereto and incorporated herein by this reference (the "**Land**"), together with (i) all buildings, structures, and improvements thereon (the "**Improvements**"), and (ii) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Land and/or any of the Improvements, including, without limitation, Grantor's right, title, and interest, if any, in and to (a) air rights, water, water rights, and water stock relating to the Land and held by Grantor (excepting all grandfathered irrigation water rights and credits, which Grantee hereby acknowledges that Grantor has previously extinguished and conveyed in the form of extinguishment credits), (b) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to the Land, and (c) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from the Land.

SUBJECT ONLY TO: current taxes and assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, encumbrances and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a current physical inspection, or current accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

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

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the undersigned has executed this Special Warranty Deed as of this 15 day of January, 2020.

GRANTOR:

METRO RED-1, LLC,
an Arizona limited liability company

By: Metro Phoenix Residential Fund, LLLP,
an Arizona limited liability limited
partnership, its Manager

By: Holdings Investments, LLLP,
an Arizona limited liability
limited partnership, its General
Partner

By: Harvard Ventures, Inc.,
a Nevada corporation,
its General Partner

By: [Signature]
Name: Christopher J. Cachens
Title: SVP

By: [Signature]
Name: ARTHUR W. MELLOR
Title: ASST. TREAS.

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 14th day of January, 2020, by Christopher J. Cachens, the Sr. Vice President and Arthur W. Mellor, the Assistant Treasurer of Harvard Ventures, Inc., a Nevada corporation, the General Partner of Holdings Investments, LLLP, an Arizona limited liability limited partnership, the General Partner of Metro Phoenix Residential Fund, LLLP, an Arizona limited liability limited partnership, the Manager of Metro Red-1, LLC, an Arizona limited liability company, for and on behalf thereof.

[Signature]
Notary Public

My commission expires:

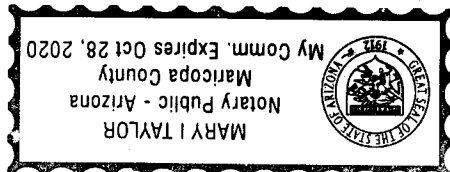


EXHIBIT A

LOTS 677 THROUGH 686, INCLUSIVE, LOTS 725 AND 726, LOTS 730 THROUGH 778 INCLUSIVE, OF RANCHO EL DORADO PHASE III, PARCEL 39/51, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 46.

County of Pinal, State of Arizona

NOFFICE

Exhibit "A "

LOTS 677 THROUGH 686, INCLUSIVE, LOTS 725 AND 726, LOTS 730 THROUGH 778 INCLUSIVE, OF RANCHO EL DORADO PHASE III, PARCEL 39/51, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET G, SLIDE 46.

Homestead

Exhibit "B"

512-45-6780 0
512-45-6790 9
512-45-6800 6
512-45-6810 5
512-45-6820 4
512-45-6830 3
512-45-6840 2
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512-45-6860 0
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512-45-7360 0
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512-45-7380 8
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