



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/17/2020 1243
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-004747

When recorded mail to:

CW-Tortosa, LLC
Attn: John Cork
8655 South Priest Drive
Tempe, Arizona 85284

4211007079
1 of 2

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **PACIFIC MAGIC LLC**, an Arizona limited liability company, the Grantor, does hereby convey to **CW-TORTOSA, LLC**, a Delaware limited liability company, the Grantee, the following real property situated in Pinal County, Arizona ("**Property**"), together with all rights and privileges appurtenant thereto and any improvements located thereon:

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

SUBJECT TO all general and special real property taxes and other assessments; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/NSPS survey and/or inspection of the Property, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting 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.

DATED: January 17, 2020

[Remainder of Page Intentionally Left Blank. Signature Page Follows.]

EXHIBIT A

LEGAL DESCRIPTION OF LOTS

The land referred to in this Commitment is described as follows:

Lots-1 through 133, TORTOSA SOUTH PARCEL K, according to Cabinet G, Slide 98, records of Pinal County, Arizona.

CONFIDENTIAL

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: SEE - Exhibit - "A" -
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? 132

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

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

2. SELLER'S NAME AND ADDRESS:

PACIFIC MAGIC LLC.
4017 N 59th Street
Phoenix, AZ 85018

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

CW-Tortosa, LLC
8655 S. Priest Drive
Tempe, AZ 85284

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

133 Lots, Tortosa South Parcel K, Maricopa, Arizona 85138

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

CW-Tortosa, LLC
8655 S. Priest Drive
Tempe, AZ 85284

(b) Next tax payment due 10/2020

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" 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.

COUNTY OF RECORDATION PINAL
FEE NO 2020-004747
RECORD DATE 01/17/2020

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: \$ 4,261,416.20

11. DATE OF SALE (Numeric Digits): 09 / 19
Month / Year

12. DOWN PAYMENT \$ 4,261,416.20

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial Institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback) 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: \$ _____ AND

briefly describe the Personal Property: _____

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

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):

BUYER AND SELLER AS SHOWN ABOVE

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

EXHIBIT "B" ATTACHED HERETO

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 16 day of JAN 20 20

Notary Public _____

Notary Expiration Date 12-03-21

Signature of Buyer / Agent

State of ARIZONA, County of MARICOPA

Subscribed and sworn to before me on this 16 day of JAN 20 20

Notary Public _____

Notary Expiration Date 12-03-21

DOR FORM 82162 (4/2014)

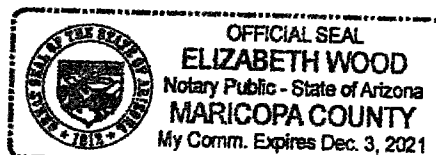
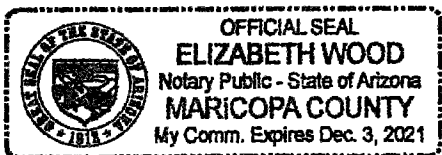


EXHIBIT "A"

502-56-5300 Primary Lot

502-56-5310

502-56-5320

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502-56-5360

502-56-5370

502-56-5380

502-56-5390

502-56-5400

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502-56-5420

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502-56-5440

502-56-5450

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honorifics

EXHIBIT "B"

Lots 1 through 133, TORTOSA SOUTH PARCEL K, according to Cabinet G, Slide 98,
Pinal County, Arizona

