



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/22/2020 1650
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-006007

DHI Title

WHEN RECORDED RETURN TO:

Forestar (USA) Real Estate Group Inc.
Legal Department
Attn: Matthew Stark
10700 Pecan Park Blvd., Suite 150
Austin, TX 78750

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, SREF HR II, LLC, an Arizona limited liability company ("**Grantor**"), hereby grants, sells and conveys to FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation ("**Grantee**"), the real property located in Pinal County, Arizona and described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon and all and singular the rights and appurtenances pertaining thereto, including, but not limited to, all right, title, and interest of Grantor in and to adjacent streets, alleys, easements, and rights-of-way, and all mineral rights not previously reserved (all of such real property, rights, and appurtenances being hereinafter referred to collectively as the "**Property**");

SUBJECT TO current taxes and assessments, reservations in patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions and other matters as may appear of record.

Grantor binds itself and its successors to warrant and defend title to the Property as against the acts of Grantor and none other, subject to any and all matters listed above.

(Signature and Acknowledgment appear on following page)

DATED as of the 22nd day of January, 2020.

GRANTOR:

SREF HR II, LLC,
an Arizona limited liability company

By: SONORAN MANAGER, LLC,
a Delaware limited liability company
Its: Manager

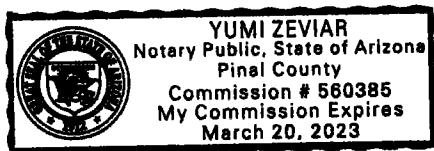
By: RW PARTNERS, LLC,
an Arizona limited liability company
Its: Manager

By: _____
Name: John W. Bozzo
Its: Managing Partner

STATE OF ARIZONA

County of Maricopa

The foregoing instrument was acknowledged before me this 22nd day of January, 2020 by John W. Bozzo, the Managing Partner of RW Partners, LLC, an Arizona limited liability company, as Manager of Sonoran Manager, LLC, a Delaware limited liability company, as Manager of SREF HR II, LLC, an Arizona limited liability company, on behalf of the company.



Notary Public

My Commission Expires: March 20, 2023

Exhibit A

Legal Description

Lots 427 through 503, inclusive, of HEARTLAND UNIT 3 AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 151.

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: See Exhibit BBOOK 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? 0

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

(1) _____ (3) _____
(2) _____ (4) _____**2. SELLER'S NAME AND ADDRESS**SREF HR II LLC2944 North 44th Street, Suite 250Phoenix, AZ 85018**3. (a) BUYER'S NAME AND ADDRESS:**Forestar (USA) Real Estate Group Inc.10700 Pecan Park Blvd., Suite 150Austin, TX 78750(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:NE corner of W Coolidge Ave & N Skoussen RdCoolidge, AZ 85128**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**Forestar (USA) Real Estate Group Inc.10700 Pecan Park Blvd., Suite 150Austin, TX 78750(b) Next tax payment due: October 1, 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
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
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" and "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.**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION PINAL
FEE NO 2020-006007
RECORD DATE 01/22/2020**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: \$ 2079000 00**11. DATE OF SALE (Numeric Digits):** 01 / 2020
Month / Year**12. DOWN PAYMENT** \$ 2079000 00**13. METHOD OF FINANCING:**

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☐ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
d. ☐ Seller loan (Carryback) (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:

\$ 00 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):DHI Title Agency
20410 North 19th Avenue, Suite 120
Phoenix, AZ 85027
(480)778-0226**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 ArizonaCounty of MaricopaSubscribed and sworn to before me on this 22nd day of January, 2020

Notary Public

Notary Expiration Date 2/21/2020

DOR FORM 82162 (02/2019)



RACHAEL SPRADLING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
February 21, 2020

Signature of Buyer/Agent

State of ArizonaCounty of PinalSubscribed and sworn to before me on this 22nd day of January, 2020

Notary Public

Notary Expiration Date 2/21/2020

RACHAEL SPRADLING
Notary Public - State of Arizona
MARICOPA COUNTY
My Commission Expires
February 21, 2020

Exhibit A

Legal Description

Lots 427 through 503, inclusive, of HEARTLAND UNIT 3 AMENDED, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F, Slide 151.

Exhibit B

Parcel #	Lót #	Full Year	Parcel #	Lot #	Full Year
209-39-4270	427	\$ 99.50	209-39-4640	464	\$ 99.50
209-39-4280	428	\$ 99.50	209-39-4650	465	\$ 99.50
209-39-4290	429	\$ 99.50	209-39-4660	466	\$ 99.50
209-39-4300	430	\$ 99.50	209-39-4670	467	\$ 99.50
209-39-4310	431	\$ 99.50	209-39-4680	468	\$ 99.50
209-39-4320	432	\$ 99.50	209-39-4690	469	\$ 99.50
209-39-4330	433	\$ 99.50	209-39-4700	470	\$ 99.50
209-39-4340	434	\$ 99.50	209-39-4710	471	\$ 99.50
209-39-4350	435	\$ 99.50	209-39-4720	472	\$ 99.50
209-39-4360	436	\$ 99.50	209-39-4730	473	\$ 99.50
209-39-4370	437	\$ 99.50	209-39-4740	474	\$ 99.50
209-39-4380	438	\$ 99.50	209-39-4750	475	\$ 99.50
209-39-4390	439	\$ 99.50	209-39-4760	476	\$ 99.50
209-39-4400	440	\$ 99.50	209-39-4770	477	\$ 99.50
209-39-4410	441	\$ 99.50	209-39-4780	478	\$ 99.50
209-39-4420	442	\$ 99.50	209-39-4790	479	\$ 99.50
209-39-4430	443	\$ 99.50	209-39-4800	480	\$ 99.50
209-39-4440	444	\$ 99.50	209-39-4810	481	\$ 99.50
209-39-4450	445	\$ 99.50	209-39-4820	482	\$ 99.50
209-39-4460	446	\$ 99.50	209-39-4830	483	\$ 99.50
209-39-4470	447	\$ 99.50	209-39-4840	484	\$ 99.50
209-39-4480	448	\$ 99.50	209-39-4850	485	\$ 99.50
209-39-4490	449	\$ 99.50	209-39-4860	486	\$ 99.50
209-39-4500	450	\$ 99.50	209-39-4870	487	\$ 99.50
209-39-4510	451	\$ 99.50	209-39-4880	488	\$ 99.50
209-39-4520	452	\$ 99.50	209-39-4890	489	\$ 99.50
209-39-4530	453	\$ 99.50	209-39-4900	490	\$ 142.28
209-39-4540	454	\$ 99.50	209-39-4910	491	\$ 99.50
209-39-4550	455	\$ 99.50	209-39-4920	492	\$ 99.50
209-39-4560	456	\$ 99.50	209-39-4930	493	\$ 99.50
209-39-4570	457	\$ 99.50	209-39-4940	494	\$ 99.50
209-39-4580	458	\$ 99.50	209-39-4950	495	\$ 99.50
209-39-4590	459	\$ 99.50	209-39-4960	496	\$ 99.50
209-39-4600	460	\$ 99.50	209-39-4970	497	\$ 99.50
209-39-4610	461	\$ 99.50	209-39-4980	498	\$ 99.50
209-39-4620	462	\$ 99.50	209-39-4990	499	\$ 99.50
209-39-4630	463	\$ 99.50	209-39-5000	500	\$ 99.50
			209-39-5010	501	\$ 99.50
			209-39-5020	502	\$ 99.50
			209-39-5030	503	\$ 99.50
Total		\$ 3,681.50	Total		\$ 4,022.78