

FIDELITY NATIONAL TITLE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

WHEN RECORDED RETURN TO:

Chad Fuller
K. Hovnanian Homes
20830 North Tatum Boulevard, Suite 250
Phoenix, Arizona 85050

DATE/TIME: 10/23/2020 1142
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-108348

65602499 10f2

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, McCartney Ranch Holdings, LLC, an Arizona limited liability company ("Grantor"), hereby grants, sells and conveys to Brookfield Holdings (McCartney) LLC, a Delaware limited liability company ("Grantee"), the real property located in Pinal County, Arizona and described on Exhibit "1" attached hereto and incorporated herein by this reference, together with Grantor's interest, if any, in (i) all buildings, structures, improvements and fixtures located on the real property and all wells, pumps, irrigation equipment, sprinklers, center pivots, ditches and fences; (ii) all rights running with and appurtenant to the real property, including, without limitation, all appurtenant easements and rights of way and all of Grantor's interest in adjacent highways, roads, streets, rights of way and easements; (iii) all ditch and ditch rights, reservoirs and reservoir rights, irrigation grandfathered water rights and Central Arizona Project water rights appurtenant to or used in connection with the real property and all sumps and other pumps, situated on or used in connection with the real property; (iv) all mineral rights, appurtenances and hereditaments applicable to the real property owned by Grantor; (v) any rights of Grantor to any adjoining strips, gaps or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; (vi) all zoning and development rights affecting the real property, including, without limitation, all Grantor's rights in and under any deed restrictions, property owner's associations or master plan affecting the real property; and (vii) any other rights or privileges appurtenant to such real property or used in connection therewith (collectively, the "Property");

SUBJECT TO current taxes and assessments not yet delinquent, reservations in patents, easements, rights of way, and all covenants, conditions, and restrictions, and all other items as may appear of record, and all matters that a current and accurate ALTA survey of the Property would disclose.

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other, subject only to the matters set forth above.

DATED as of the 23rd day of October, 2020.

MCCARTNEY RANCH HOLDINGS, LLC,
an Arizona limited liability company

By: CARTERCO, LLP, an Arizona limited liability
partnership, its manager

By: 
Vincent Carter, General Partner

Managing

STATE OF ARIZONA)

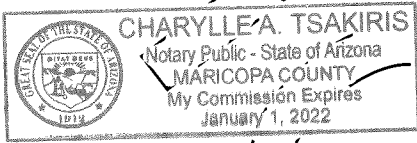
) ss.

County of Maricopa)

The foregoing was acknowledged before me this 22 day of October, 2020, by Vincent Carter, the general partner of Carterco, LLP, an Arizona limited liability partnership, the manager of McCartney Ranch Holdings, LLC, an Arizona limited liability company.

**managing*

Charylle A. Tsakiris
Notary Public



McCartney Ranch Holdings, LLC

Exhibit "1" to Special Warranty Deed

Legal Description

PARCEL NO. 1:

Lots 1, 2 and 3, Lots 9 through 17, inclusive, Lots 19 through 66, inclusive, Lots 72 through 130, inclusive, Lots 134 through 140, inclusive, of MCCARTNEY RANCH PARCEL 5, according to Cabinet F, slide 69, records of Pinal County, Arizona.

PARCEL NO. 2:

Lots 141 through 165, inclusive, Lots 172 through 177, inclusive, Lots 183 through 188, inclusive, Lots 193 through 219, inclusive, Lots 225 through 243, inclusive, of MCCARTNEY RANCH PARCEL 6, according to Cabinet F, slide 70, records of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 504-78-176
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? 208

Please list the additional parcels below (attach list if necessary):
(1) see attached spreadsheet (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

McCartney Ranch Holdings, LLC
4600 E. Shea Blvd, Suite 203
Phoenix, AZ 85028

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

Brookfield Holdings (Mccartney) LLC
20830 North Tatum Boulevard, Suite 250
Phoenix, AZ 85050

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

4. ADDRESS OF PROPERTY:

Vacant Land, McCartney Ranch
Casa Grande, AZ

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

Brookfield Holdings (Mccartney) LLC
Same as #3

(b) Next tax payment due 10/2021

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

- 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 2020-108348
RECORD DATE 10/23/2020

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: \$ 11,736,255.92

11. DATE OF SALE (Numeric Digits): 07 / 2020
Month / Year

12. DOWN PAYMENT \$ 11,736,255.92

13. METHOD OF FINANCING:

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

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

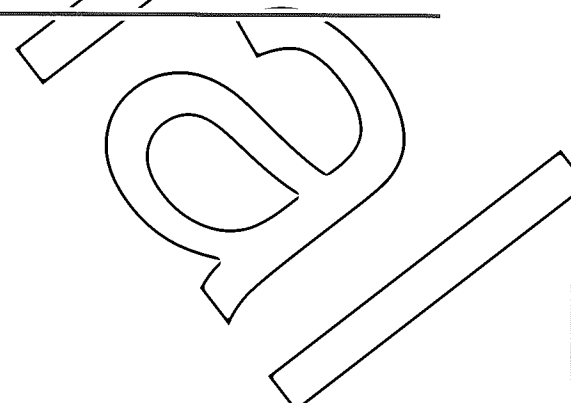
16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (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 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):
All parties herein

18. LEGAL DESCRIPTION (attach copy, if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



THE UNDERSIGNED BEING FULLY 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]
Signature of Seller / Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 27 day of October 2020

Notary Public Charylle A. Tsakiris

Notary Expiration Date 01/01/2022

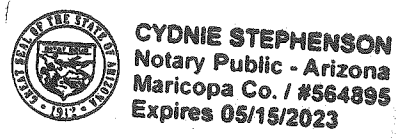
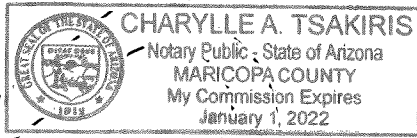
[Signature]
Signature of Buyer / Agent

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 27 day of Oct. 2020

Notary Public Cydnie Stephenson

Notary Expiration Date 5/15/23



VOID

EXHIBIT "A"
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SOFT COPY

LIST OF APNS

504-78-176
504-78-177
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OFFICIALS

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OFFICE

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