

Thomas Title & Escrow



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/23/2020 1052
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2020-134746

When recorded mail to:

Meritage Homes of Arizona, Inc.
8800 E. Raintree Dr., Suite 300
Scottsdale, Arizona 85260
Attention: Eric Montgomery

59440TAZ

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Empire West Title Agency, LLC, an Arizona limited liability company d/b/a Thomas Title and Escrow Agency, Trustee under Trust No. 6102TRTAZ, the Grantor, does hereby convey to Meritage Homes of Arizona, Inc., an Arizona corporation, 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.

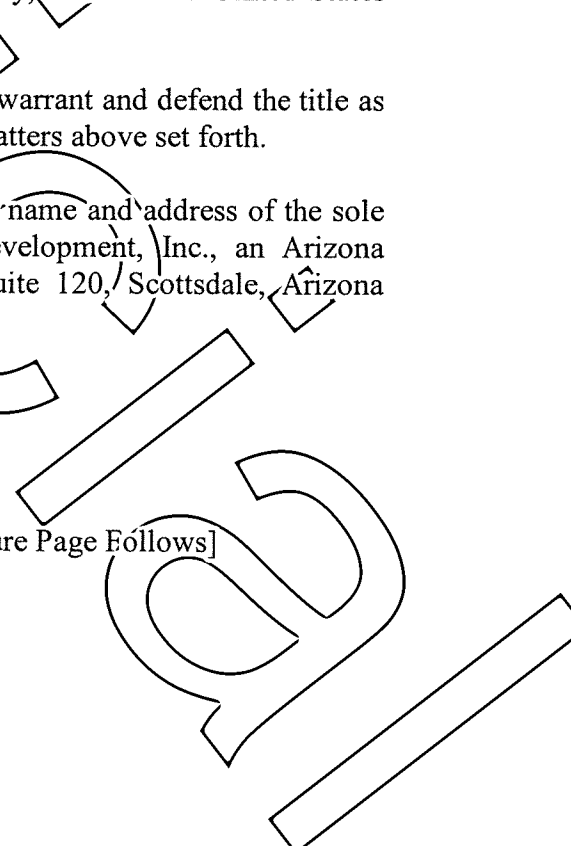
SUBJECT TO all general and special real property taxes and other assessments; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/NSPS survey 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.

In compliance with the provisions of A.R.S. § 33-404, the name and address of the sole beneficiary of Trust No. 6102TRTAZ is El Dorado Land Development, Inc., an Arizona corporation, whose address is 8501 North Scottsdale Road, Suite 120, Scottsdale, Arizona 85253.

DATED: December 22, 2020.

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GRANTOR:

Empire West Title Agency, LLC, an Arizona limited liability company
d/b/a Thomas Title and Escrow Agency, Trustee under Trust No. 6102TRTAZ

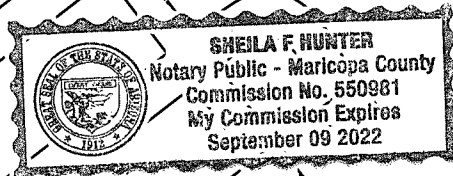
By: *Chadwick Campbell*
Its: TRUST OFFICER

STATE OF ARIZONA)
) ss.
County of Maricopa)

Acknowledged before me this 21 day of December 2020, by Chadwick Campbell,
the Trust Officer of Empire West Title Agency, LLC, an Arizona limited liability
company d/b/a Thomas Title and Escrow Agency, Trustee under Trust No. 6102TRTAZ, for and
on behalf thereof.

Notary Seal/Stamp

Sheila F. Hunter
Notary Public



EMPIRE WEST

EXHIBIT "A"

LOTS 1 THROUGH 87, INCLUSIVE, OF THE FINAL PLAT FOR BELLA VISTA FARMS PARCEL E-F - PARCEL 5, RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, AS INSTRUMENT NUMBER 2020-131599; OF OFFICIAL RECORDS.

Official Seal

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NOFFICE