



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 02/24/2021 1501
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-022628

When Recorded Return To:

JEN Arizona 52 LLC
c/o TerraWest Communities
2222 West Pinnacle Peak Road, Suite 140
Phoenix, Arizona 85027
Attn: Diann Curley

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, **WALES RANCHES, L.L.P.**, an Arizona limited liability limited partnership, which acquired title as **Wales Ranches, Limited Partnership**, a limited partnership ("**Grantor**"), does hereby grant and convey to **JEN ARIZONA 52 LLC**, an Arizona limited liability company ("**Grantee**"), the following described real property (the "**Property**") situated in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all (i) all buildings, structures and improvements located on the Property; (ii) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, and air rights; (iii) all oil, gas, and mineral rights not previously reserved; (iv) any rights of Grantor to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; and (v) any other rights or privileges appurtenant to such Property or used in connection therewith.

SUBJECT TO: current real property taxes and other assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements, encumbrances, liens, 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 physical inspection, or 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 to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters above set forth.

DATED: February 24, 2021.

[Balance of the Page Intentionally Left Blank; Signature Page Follows]

GRANTOR:

Wales Ranches, L.L.P., an Arizona limited liability limited partnership

By: Selaw, L.L.C., an Arizona limited liability company
Its: General Partner

By: M.A. Wales
Name: Mary Ann Wales, as Trustee of the Mary Ann
Wales Survivor's Trust dated August 25, 2018,
established under the Jim Vernon Wales Family Trust dated June 23, 1992
Its: Authorized Member

STATE OF ARIZONA)

County of Maricopa)

) ss.

The foregoing instrument was acknowledged before me this 19th day of February 2021, by Mary Ann Wales, as Trustee of the Mary Ann Wales Survivor's Trust dated August 25, 2018, established under the Jim Vernon Wales Family Trust dated June 23, 1992, the Authorized Member of Selaw, L.L.C., an Arizona limited liability company, the General Partner of Wales Ranches, L.L.P., an Arizona limited liability limited partnership, and that she in such capacity, being authorized so to do, signed the foregoing instrument on behalf thereof.

Nicole DeBiase
Notary Public

My Commission Expires:

1/15/23

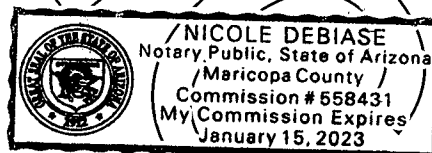


Exhibit A

A portion of land as described in Document 2008-058472, Pinal County Records, being situated within Section 28, Township 2 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, being more particularly described as follows:

BEGINNING at a found 3 inch Pinal County Highway Department brass cap flush accepted as the Southwest corner of said Section 28, from which a found 60D nail without identification accepted as the West Quarter corner thereof bears North $00^{\circ}01'35''$ East, 2641.84 feet;

Thence North $00^{\circ}01'35''$ East, 2641.84 feet along the west line of the Southwest Quarter of said Section 28 to said West Quarter corner;

Thence North $00^{\circ}02'10''$ East, 75.00 feet along the west line of the Northwest Quarter of said Section 28;

Thence leaving said west line, North $89^{\circ}48'46''$ East, 3071.16 feet along a line that is parallel with and 75.00 feet north of the East-west-mid-section line of said Section 28;

Thence leaving said parallel line, South $00^{\circ}07'37''$ East, 1216.79 feet to the beginning of a tangent curve, concave northwesterly, having a radius of 140.00 feet;

Thence southwesterly along said curve, through a central angle of $89^{\circ}56'11''$, an arc length of 219.76 feet to a tangent line;

Thence South $89^{\circ}48'34''$ West, 392.20 feet;

Thence South $00^{\circ}11'26''$ East, 80.00 feet;

Thence North $89^{\circ}48'34''$ East, 102.86 feet;

Thence South $00^{\circ}11'26''$ East, 1279.90 feet to the south line of the Southeast Quarter of said Section 28;

Thence along said south line, South $89^{\circ}48'42''$ West, 11.17 feet to the South Quarter corner of said Section 28;

Thence South $89^{\circ}48'25''$ West, 2639.59 feet along the south line of the Southwest Quarter of said Section 28 to the **POINT OF BEGINNING**.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 104-22-007F 4
 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? None

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

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

2. SELLER'S NAME AND ADDRESS:

WALES RANCHES, L.L.P.
4713 South Aileron Lane
Mesa, AZ 85212

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

JEN Arizona 52 LLC
c/o TerraWest Communities
2222 W. Pinnacle Peak Road, Ste 140
Phoenix, AZ 85027

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

NEC Schnepf and Combs Roads (Wales Ranch - Phase 1)
San Tan Valley, AZ

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

JEN Arizona 52 LLC
c/o Ashton Woods Arizona, L.L.C.
8655 East Via Del Ventura, Suite F
Scottsdale, AZ 85258

(b) Next tax payment due October 1, 2021

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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.

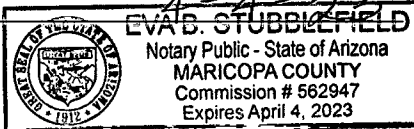
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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.

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.

Mark Zell
 Signature of Seller / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 24 day of Feb, 20 21
 Notary Public
 Notary Expiration Date 4-4-23

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-022628
 RECORD DATE 02/24/2021

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: \$16,474,555.00 00

10/19

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

12. DOWN PAYMENT \$0.00 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from
 Financial institution:
 b. Barter or trade (1) Conventional
 (2) VA
 (3) FHA
 c. Assumption of existing loan(s) f. Other financing; Specify:
 d. Seller Loan (Carryback)

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:

\$ 0.00 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):

First American Title Insurance Company National Commercial Services
2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Mark Zell
 Signature of Buyer / Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 24 day of Feb, 20 21
 Notary Public
 Notary Expiration Date 4-4-23

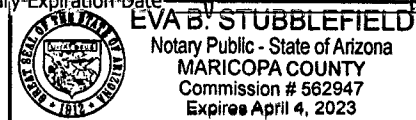


EXHIBIT "A"

A PORTION OF LAND AS DESCRIBED IN DOCUMENT 2008-058472, PINAL COUNTY RECORDS, BEING SITUATED WITHIN SECTION 28, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3 INCH PINAL COUNTY HIGHWAY DEPARTMENT BRASS CAP FLUSH ACCEPTED AS THE SOUTHWEST CORNER OF SAID SECTION 28, FROM WHICH A FOUND 60D NAIL WITHOUT IDENTIFICATION ACCEPTED AS THE WEST QUARTER CORNER THEREOF BEARS
NORTH 00°01'35" EAST, 2641.84 FEET;

THENCE NORTH 00°01'35" EAST, 2641.84 FEET ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO SAID WEST QUARTER CORNER;

THENCE NORTH 00°02'10" EAST, 75.00 FEET ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE LEAVING SAID WEST LINE, NORTH 89°48'46" EAST, 3071.16 FEET ALONG A LINE THAT IS PARALLEL WITH AND 75.00 FEET NORTH OF THE EAST-WEST MID-SECTION LINE OF SAID SECTION 28;

THENCE LEAVING SAID PARALLEL LINE, SOUTH 00°07'37" EAST, 1216.79 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 140.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°56'11", AN ARC LENGTH OF 219.76 FEET TO A TANGENT LINE;

THENCE SOUTH 89°48'34" WEST, 392.20 FEET;

THENCE SOUTH 00°11'26" EAST, 80.00 FEET;

THENCE NORTH 89°48'34" EAST, 102.86 FEET;

THENCE SOUTH 00°11'26" EAST, 1279.90 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°48'42" WEST, 11.17 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89°48'25" WEST, 2639.59 FEET ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28 TO THE POINT OF BEGINNING.