



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

FIRST AMERICAN TITLE

DATE/TIME: 02/25/2021 1545

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-023452

WHEN RECORDED, RETURN TO:

Marc D. Blonstein
BERENS BLONSTEIN PLC
7033 East Greenway Parkway, Suite 210
Scottsdale, Arizona 85254

WCS-1041700-PHX1

(FOR RECORDING INFORMATION ONLY)

SPECIAL WARRANTY DEED

FOR Ten Dollars (\$10.00) and other good and valuable consideration, **H.I. at the Dunes, LLC**, an Arizona limited liability company ("**Grantor**"), hereby sells and conveys to **WJH LLC**, a Delaware limited liability company ("**Grantee**"), the real property situated in Pinal County, Arizona described on **Exhibit A** attached hereto and incorporated herein by this reference together with all of Grantor's right, title, and interest in and to any rights, privileges, rights-of-way and easements appurtenant thereto (the "**Property**").

The Grantor, for itself and its successors, hereby warrants title to the Property as against all acts of Grantor herein and none other, subject only to: (1) those matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein; and (2) any other matters which would be disclosed by a correct survey or inspection of the Property.

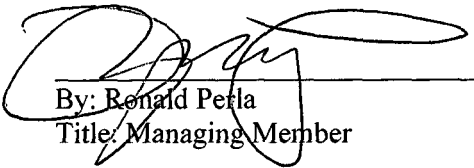
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Dated this 25 day of February, 2021.

GRANTOR:

H.I. at the Dunes, LLC, an Arizona
limited liability company

By: Red Rock Investment Group, LLC
Title: Manager


By: Ronald Perla
Title: Managing Member

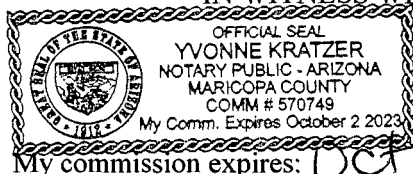
STATE OF ARIZONA

COUNTY OF MARICOPA

ss.

On this 25 day of February 2021, before me, the undersigned Notary Public, personally appeared Ronald Perla, the Managing Member of Red Rock Investment Group, LLC, the Manager of H.I. at the Dunes, LLC, an Arizona limited liability company, and that he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the company for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.




Notary Public

Exhibit A

Legal Description

PARCEL NO. 1:

LOTS 5, 8, 18, 22, 41, 42, 102 AND 111, PARK HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C OF MAPS, SLIDE 141.

PARCEL NO. 2:

LOTS 6, 7, 9, 11, 14, 16, 19, 23, 85, 96, 97, 99 THROUGH 101, INCLUSIVE, 103, 106, 108 THROUGH 110, INCLUSIVE, 112 THROUGH 114, INCLUSIVE, PARK HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C OF MAPS, SLIDE 141.

PARCEL NO. 3:

LOTS 93, 94 AND 95, PARK HOMES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET C OF MAPS, SLIDE 141.

Exhibit B

Permitted Exceptions

1. Taxes for the full year of 2021.
(The first half is due October 1, 2021 and is delinquent November 1, 2021. The second half is due March 1, 2022 and is delinquent May 1, 2022.)
2. Any charge upon said land by reason of its inclusion in Park Homes Coolidge Homeowners Association.
(All assessments due and payable are paid.)
3. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
(All assessments due and payable are paid.)
4. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District. (All assessments due and payable are paid.)
5. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Park Homes, as recorded in Plat Cabinet C of Maps, Slide 141, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(Affects All Lots of All Parcels)
7. Covenants, Conditions and Restrictions as set forth in document recorded in 2002-011678 of Official Records and Amended recorded as 2003-062818 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
(Affects All Lots of All Parcels)
8. An easement for telecommunication facilities and incidental purposes in the document recorded as 2002-024764 of Official Records.
(Affects Lot 9 of Parcel No. 2)
9. Water rights, claims or title to water, whether or not shown by the public records.

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**Primary Parcel: 204-36-0050
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? 32

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

(1) 204-36-0060 (3) 204-36-0070
(2) 204-36-0080 (4) 204-36-0090**2. SELLER'S NAME AND ADDRESS:**H.I. at the Dunes, LLC
2539 West Saint Catherine Avenue
Phoenix, AZ 85041**3. (a) BUYER'S NAME AND ADDRESS:**WJH, LLC
3091 Governors Lake Drive, Suite 300
Norcross, GA 30071(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

4. ADDRESS OF PROPERTY:Vacant Lots
Coolidge, AZ**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**WJH, LLC
3091 Governors Lake Drive, Suite 300
Norcross, GA 30071(b) Next tax payment due 10/2021**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."

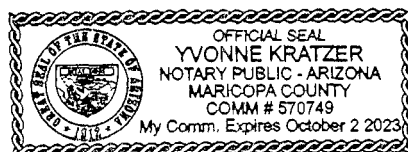
8. If you checked e or f in item 6 above, indicate the number of units:
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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.

Signature of Seller / Agent

State of Arizona, County of MaricopaSubscribed and sworn to before me on this 25 day of Feb 20 21Notary Public Yvonne KutzerNotary Expiration Date Oct 2, 2023

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION FINAL
FEE NO 2021-023452
RECORD DATE 02/25/2021**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: \$1,485,000.00 00**11. DATE OF SALE (Numeric Digits):** 11/20
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
 c. ☐ Assumption of existing loan(s) (3) ☐ FHA
 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 ANDbriefly 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 Services2425 E. Camelback Road, Suite 300
Phoenix, AZ 85016Phone (602)567-8100**18. LEGAL DESCRIPTION (attach copy if necessary):**
See attached Exhibit "A"

Signature of Buyer / Agent

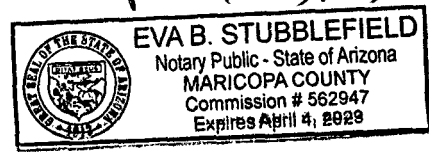
State of Arizona, County of MaricopaSubscribed and sworn to before me on this 25 day of Feb 20 21Notary Public WJHNotary Expiration Date 4-4-23

Exhibit "A "

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