



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

FIRST AMERICAN TITLE

When recorded, return to:

Jonathan A. Bennett, Esq.
Gammage & Burnham, P.L.C.
40 North Central Avenue, 20th Floor
Phoenix, Arizona 85004

DATE/TIME: 04/28/2021 1500
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-052890

NCS 1044229A

SPECIAL WARRANTY DEED

For Ten Dollars (\$10:00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TRS 14, LLC, an Arizona limited liability company ("Grantor"), hereby grants, sells and conveys to LENNAR ARIZONA, INC., an Arizona corporation ("Grantee"), that real property located in Pinal County, Arizona and legally described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all improvements thereon and all of Seller's rights in and to the following: (a) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, water rights and air rights; (b) any rights to any adjoining strips or gores of property; and (c) any other rights or privileges appurtenant to the Real Property or used in connection therewith (the "Property").

SUBJECT to (i) a lien for real property taxes and assessments not yet due; (ii) those matters listed on Exhibit "B" attached hereto; (iii) matters affecting the condition of title to the Property created by or with the written consent of Grantee; and (iv) all other matters that could be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty, which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against Grantor's own acts, but not the acts of any others.

DATED as of this 28 day of April, 2021__.

[Signature page follows]

Large stylized watermark text: 'CROSS' and 'S' with a diagonal line through it.

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

TRS 14, LLC, an Arizona limited liability company

By: Hegardt Investments, LLC, an Arizona limited liability company, its Manager

By: Brian Hegardt
Brian Hegardt, its Manager

STATE OF ARIZONA)
) ss.
County of Maricopa

Acknowledged before me this 27th day of April, 2021, by Brian Hegardt, the Manager of Hegardt Investments, LLC, an Arizona limited liability company, as the Manager of TRS 14, LLC, an Arizona limited liability company, for and on behalf thereof.

Notary Seal/Stamp

Eva B. Stubblefield
Notary Public

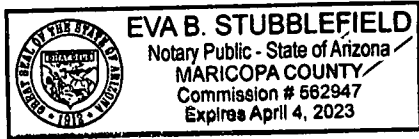


EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 4 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN HAND HOLE AT THE WEST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A BRASS CAP IN HAND HOLE AT THE NORTHWEST CORNER OF SAID SECTION 33, BEARS NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST (AN ASSUMED BEARING) AT A DISTANCE OF 2,639.89 FEET;

THENCE NORTH 0 DEGREES 32 MINUTES 46 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 33, 735.10 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 195.01 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 50.00 FEET;

THENCE NORTH 89 DEGREES 35 MINUTES 50 SECONDS EAST, 1046.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 685.00 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH LINE, 561.31 FEET;

THENCE SOUTH 0 DEGREES 24 MINUTES 10 SECONDS EAST, 40.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST, 605.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEAST, HAVING A RADIUS OF 33.00 FEET;

THENCE SOUTHWESTERLY 51.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 00 SECONDS;

THENCE ON A NON-TANGENT LINE NORTH 89 DEGREES 27 MINUTES 10 SECONDS WEST, 55.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 0 DEGREES 32 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 71.55 FEET TO THE **POINT OF BEGINNING**.

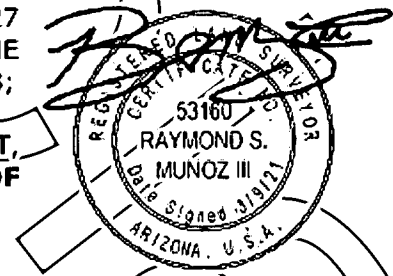


EXHIBIT B

Approved Exceptions

1. Taxes for the year 2021, a lien not yet due and payable.
2. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District. (All assessments due and payable are paid.) All charges and assessments are collected through real property taxes. All such charges, assessments and other costs that are due and payable are paid.
3. Any charge upon said land by reason of its inclusion in Maricopa/Stanfield Irrigation and Drainage District. (All assessments due and payable are paid.) All charges and assessments are collected through real property taxes. All such charges, assessments and other costs that are due and payable are paid.
4. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
5. Certification by the Board of Supervisors of Pinal County, Arizona, recorded in Docket 375, Page 572, purporting to establish a county roadway.
6. The terms and provisions contained in the document entitled "Agreement for Project Water Service" recorded June 29, 1989 in Docket 1615, Page 723.
7. An easement for natural gas pipelines and appurtenances and incidental purposes in the document recorded in Docket 1062, Page 963.
8. The terms and provisions contained in the document entitled "Notice Regarding Lands Included Within Maricopa-Stanfield Irrigation and Drainage District pertaining to Agricultural Eligibility Requirements dated June 05, 1989" recorded June 06, 1989 in Docket 1609, Page 685.
9. The terms and provisions contained in the document entitled "Infrastructure Coordination and Finance Agreement" recorded June 12, 2007 as 2007-68433 of Official Records.
10. All matters as set forth on the Minor Land Division recorded in Book-23 of Surveys, Page 171.
11. The terms and provisions contained in the document entitled "Resolution No. 19-32" recorded July 17, 2019 as 2019-057526 of Official Records and re-recorded August 28, 2019 as 2019-071134 of Official Records.
12. Any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by EPS Group, Inc. on March 1, 2021, designated Job Number 21-0141:
 - a.) Concrete ditches traversing the subject property
13. 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: 502-03-015H

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? 0

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

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

2. SELLER'S NAME AND ADDRESS:

TRS 14, LLC
18835 North Thompson Peak Parkway Suite 215
Scottsdale, AZ 85255

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

Lennar Arizona, Inc.
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Vacant Land
AZ

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

Lennar Arizona, Inc.
1665 W. Alameda Drive, Suite 130
Tempe, AZ 85282

(b) Next tax payment due 10/1/2021

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. Agriculture
- 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.

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

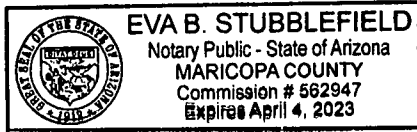
State of Arizona County of Maricopa

Subscribed and sworn to before me on this 21 day of April 20 21

Notary Public

Notary Expiration Date

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO _____
RECORD DATE 2021-052890
04/28/2021

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: \$800,000.00 00

11. DATE OF SALE (Numeric Digits): 12/20
Month/Year

12. DOWN PAYMENT \$800,000.00 00

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: _____

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 Attached Exhibit "A"

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 28 day of April 20 21

Notary Public

Notary Expiration Date

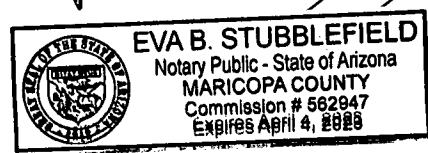


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