



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 05/03/2021 1453  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2021-055165

Thomas Title & Escrow

**WHEN RECORDED, RETURN TO:**

Marc D. Blonstein, Esq.  
Berens Blonstein PLC  
7033 East Greenway Pkwy., Suite 210  
Scottsdale, Arizona 85254

7769TAZ-VG-2/4

(FOR-RECORDING INFORMATION ONLY)

**SPECIAL WARRANTY DEED**

FOR Ten Dollars (\$10.00) and other good and valuable consideration, **RMG SAN TAN HEIGHTS 85, LP**, an Arizona limited partnership *aka* RMG San Tan Heights 85, L.L.C., an Arizona limited liability company ("**Grantor**"), hereby sells and conveys to **MATTAMY ARIZONA, LLC**, an Arizona 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 (a) all buildings, structures, and improvements located thereon; (b) all development rights and credits, air rights, water, water rights, and water stock relating thereto; (c) all right, title, and interest of Grantor in and to all strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto; (d) all right, title and interest of Grantor in and to any reciprocal easement agreements, declarations of covenants, conditions and restrictions, development agreements, impact fee credit agreements, line extension agreements, utility reimbursement agreements, buy-in agreements and similar agreements; (e) minerals, oil, gas, and other hydrocarbon substances therein, thereunder, or that may be produced therefrom; and (f) any other rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining thereto or used in connection therewith (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 survey or inspection of the Property.

[SIGNATURES ON FOLLOWING PAGE]

Dated this 3rd day of May, 2021.

**RMG SAN TAN HEIGHTS 85, LP**, an Arizona limited partnership *aka* RMG San Tan Heights 85, L.L.C., an Arizona limited liability company

By: **RMG RES-1C, L.L.C.**,  
an Arizona limited liability company, its General Partner

By: *[Signature]*  
Its: Authorized Officer

STATE OF ARIZONA )  
                                  ) ss.  
COUNTY OF MARICOPA )

On this 30th day of April, 2021, before me, the undersigned Notary Public, personally appeared Augustine Gomez, who acknowledged himself to be the Authorized Officer of, **RMG RES-1C, L.L.C.**, an Arizona limited liability company and General Partner of, **RMG SAN TAN HEIGHTS 85, LP**, an Arizona limited partnership, 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.

*Laurie A. Drake*  
Notary Public

My commission expires: August 14, 2021



**EXHIBIT A**  
**to Special Warranty Deed**

**Property Description**

**PARCEL NO. 1:**

**A PORTION OF LAND BEING SITUATED WITHIN THE SOUTH HALF OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTH QUARTER CORNER (1" IRON PIPE) OF SAID SECTION 2, FROM WHICH THE SOUTHWEST CORNER (PINAL COUNTY BRASS CAP) OF SECTION 2 BEARS SOUTH 89°45'04" WEST, 2,651.54 FEET;**

**THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 2, SOUTH 89°45'04" WEST, 2,651.54 FEET;**

**THENCE LEAVING SAID SOUTH LINE, NORTH 00°02'59" WEST, 705.02 FEET ALONG THE MONUMENTED CENTERLINE OF THOMPSON ROAD, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1,200.00 FEET;**

**THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID CENTERLINE, THROUGH A CENTRAL ANGLE OF 46°10'38", AN ARC LENGTH OF 967.13 FEET TO A POINT OF TANGENCY;**

**THENCE NORTH 46°07'39" EAST, 439.89 FEET;**

**THENCE LEAVING SAID CENTERLINE SOUTH 43°52'21" EAST, 55.00 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 30.00 FEET, THE CENTER OF WHICH BEARS SOUTH 43°52'21" EAST;**

**THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°36'07", AN ARC LENGTH OF 46.92 FEET TO A REVERSE CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 165.00 FEET;**

**THENCE SOUTHEASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°49'21", AN ARC LENGTH OF 131.96 FEET TO A POINT OF TANGENCY;**

**THENCE NORTH 89°54'25" EAST, 246.82 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 260.00 FEET;**

**THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°42'38", AN ARC LENGTH OF 184.74 FEET TO A POINT OF TANGENCY;**

**THENCE SOUTH 49°22'57" EAST, 1,306.93 FEET;**

**THENCE NORTH 89°45'30" EAST, 393.90 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,500.00 FEET THE CENTER OF WHICH BEARS SOUTH 77°21'23" EAST;**

**THENCE SOUTH ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°50'12", AN ARC LENGTH OF 336.06 FEET TO A POINT OF TANGENCY;**

**THENCE SOUTH 00°11'35" EAST, 529.54 FEET TO THE POINT OF BEGINNING.**

**EXCEPTING THEREFROM THAT CERTAIN WELL SITE CONVEYED TO JOHNSON UTILITIES, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY BY DEED RECORDED OCTOBER 31, 2018 UNDER FEE NUMBER 2016-073326 RECORDS OF PINAL COUNTY, ARIZONA.**

**PARCEL NO. 2:**

**THOSE BENEFICIAL AND APPURTENANT EASEMENTS FOR UTILITIES AS SET FORTH IN UTILITY EASEMENT AGREEMENT RECORDED AUGUST 21, 2012 IN RECORDING NO. 2012-072315, RECORDS OF PINAL COUNTY, ARIZONA.**

**PARCEL NO. 3:**

**THOSE BENEFICIAL AND APPURTENANT EASEMENTS FOR SEWER UTILITY FACILITIES RECORDED AUGUST 21, 2012 IN RECORDING NO. 2012-072316, RECORDS OF PINAL COUNTY, ARIZONA.**

**EXHIBIT B**  
**to Special Warranty Deed**

**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 the land by reason of its inclusion in Central Arizona Conservation District, New Magma Irrigation District and Pinal County Flood Control District.
3. Water rights, claims or title to water, whether or not shown by the public records.
4. Reservations contained in Patent to the land recorded in Book 74, Page 167, of Official Records.  

Excepting and reserving unto the United States rights of way for ditches and canals constructed by their authority; subject to existing easements or rights of way heretofore legally obtained and now in full force and effect.
5. All matters as set forth in Resolution of the Pinal County Board of Supervisors to Establish County Highways, recorded July 16, 1999 as 1999-032325, of Official Records.
6. All matters as set forth in Ordinance Relating to Residential Fireplace Restrictions, recorded February 5, 2001 as 2001-000756, of Official Records.
7. Covenants, conditions, restrictions, liabilities and obligations in the document recorded as 2004-013481, 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 Title 42, Section 3604(c), of the United States Codes.
8. Terms and Conditions as set forth in Utility Easement recorded as 2012-072315, of Official Records.
9. Terms and Conditions as set forth in Utility Easement Agreement, recorded August 21, 2012 as 2012-072316, of Official Records.
10. An easement for access and utility and incidental purposes recorded as 2016-073327, of Official Records.

11. An easement for temporary non-exclusive drainage and incidental purposes recorded as 2018-082384, of Official Records.
12. All matters as set forth in Memorandum of Joint Development Agreement, recorded December 19, 2018 as 2018-093746, of Official Records.
13. All matters as set forth in Memorandum of Joint Development Agreement, recorded December 19, 2018 as 2018-093772, of Official Records.
14. An easement for access and utility and incidental purposes recorded as 2019-027454, of Official Records.
15. Rights of tenants and licensee in possession as tenants and licensee only:  
Cross Cane Land & Cattle, LLC, an Arizona limited liability company  
Brookfield San Tan 694-LLC

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**  
 Primary Parcel: 509-02-927B2  
 BOOK MAP PARCEL SPLIT LETTER  
 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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**  
RMG San Tan Heights 85, LP, an Arizona limited partnership (f/k/a RMG San Tan Heights 85, L.L.C., an Arizona limited liability company)  
C/O McRae Group of Companies  
8800 North Gainey Center Drive, Suite 255  
Scottsdale, AZ 85258-2118

**3. (a) BUYER'S NAME AND ADDRESS:**  
MATTAMY ARIZONA, LLC, an Arizona limited liability company  
9200 E Pima Center Pkwy, Ste 160  
Scottsdale, AZ 85258

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

**4. ADDRESS OF PROPERTY:**  
Approximately 85.36 Acres, Pinal County, Arizona

**5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)**  
MATTAMY ARIZONA, LLC, an Arizona limited liability company  
9200 E Pima Center Pkwy, Ste 160  
Scottsdale, AZ 85258  
 (b) Next tax payment due 10/1/2021

**6. PROPERTY TYPE (for Primary Parcel): NOTE: (Check Only One Box)**

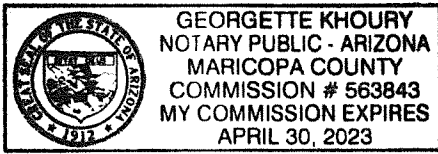
a. <input checked="" type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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 "family member."  
 c.  To be used as a non-primary or secondary residence.

**8.** If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
 For Apartment Properties, 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 this 3rd day of May 2021.  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: April 30, 2023  
 DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-055165  
 RECORD DATE 05/03/2021

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

a. <input type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input checked="" type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other:

**10. SALE PRICE:** \$20,312,797.00

**11. DATE OF SALE (Numeric Digits):** 02 / 2021  
 Month Year

**12. DOWN PAYMENT:** 20,312,797.00

**13. METHOD OF FINANCING:**

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Barter or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
	(3) <input type="checkbox"/> FHA
d. <input type="checkbox"/> Seller Loan (Carryback)	f. <input type="checkbox"/> 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% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
\$ 00 AND 00  
 briefly describe the Personal Property: \_\_\_\_\_

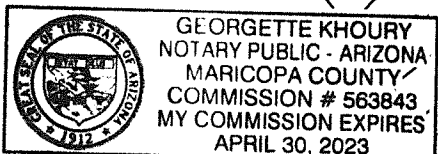
**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**  
 (a) Did the Sales 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):**  
Thomas Title and Escrow Agency  
7150 East Camelback Rd., Suite 195  
Scottsdale, AZ 85251

**18. LEGAL DESCRIPTION (attach copy if necessary)**  
 See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent: \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me this 3rd day of May 2021.  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: April 30, 2023



**Exhibit 'A'**

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