



DATE/TIME: 07/21/2021 1700
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2021-091331

FIRST AMERICAN TITLE

When Recorded Return To:

c/o Arroyo Capital, LLC
18575 Jamboree Rd., Suite 350
Irvine, CA 92612
Attn.: Leigh Austin

1061201

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **VP MRV LLC**, a Delaware limited liability company, the Grantor, does hereby convey to **Arroyo Cap II-2, LLC**, a Delaware limited liability company, 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.

DATED: July 21, 2021.

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Exhibit A
to
Special Warranty Deed

Legal Description of the Property

PARCEL NO. 4:

Lots 1 through 281, inclusive, of MAGMA RANCH II – UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193 and thereafter Affidavit of Correction recorded as 2006-84091 of Official Records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-83-0010
 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? 280)
 Please list the additional parcels below (attach list if necessary):
 (1) 210-83-0020 thru 210-83- 2810 (3)
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
VP MRV LLC
c/o AVPM, LLC 7150 East Camelback Road, Suite 400
Scottsdale, AZ 85251

3. (a) BUYER'S NAME AND ADDRESS:
Arroyo Cap II-2, LLC
18575 Jamboree Avenue, Suite 350
Irvine, CA 92612

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

4. ADDRESS OF PROPERTY:
Vacant Land
Pinal County, AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
Arroyo Cap II-2, LLC
18575 Jamboree Avenue, Suite 350
Irvine, CA 92612
 (b) Next tax payment due 10/1/2021

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.

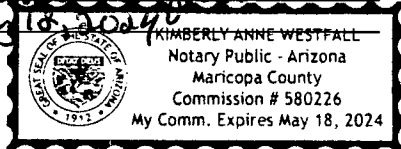
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 20th day of July, 20 21

Notary Public Kimberly Anne Westfall
 Notary Expiration Date May 18, 2024

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY
 COUNTY OF RECORDATION PINAL
 FEE NO 2021-091331
 RECORD DATE 07/21/2021

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: \$23,077,125.00 00

11. DATE OF SALE (Numeric Digits): 04/21
 Month/Year

12. DOWN PAYMENT \$13,977,191.96 00

13. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback) 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): _____

Signature of Buyer / Agent
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 21st day of July, 20 21

Notary Public Eva B. Stubblefield
 Notary Expiration Date 4-4-23

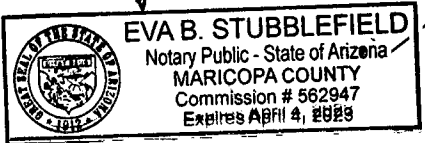


Exhibit "A "

LOTS 1 THROUGH 281, INCLUSIVE, OF MAGMA RANCH II - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 193, OF OFFICIAL RECORDS.

HOFFS