



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

FIDELITY NATIONAL TITLE

When recorded, return to:

DATE/TIME: 08/03/2021 1434
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2021-097098

55003392

3 of 6

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SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, CROSS CREEK LF, LLC, an Arizona limited liability company ("Grantor"), conveys to RICHMOND AMERICAN HOMES OF ARIZONA, INC., a Delaware corporation ("Grantee"), the following described real property situated in Pinal County, Arizona, together with Grantor's interest, if any, in and to all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "Property").

SUBJECT TO those matters set forth in Exhibit "B" attached and incorporated by this reference (the "Permitted Exceptions") and any other matters which would be disclosed by a physical inspection of the Property or a current, accurate ALTA/NSPS survey of the Property.

Grantor binds itself and its successors to warrant and defend the title to the Property against all acts of Grantor and none other, subject only to the Permitted Exceptions and any other matters which would be disclosed by a physical inspection of the Property or a current, accurate ALTA/NSPS survey of the Property.

Dated this 28th day of July, 2021.

GRANTOR:

CROSS CREEK LF, LLC, an Arizona limited liability company

By: Stephen K. Wild
Name: Stephen K. Wild
Its: President

STATE OF NEBRASKA)

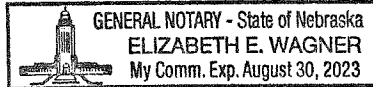
County of Douglas)

ss.

The foregoing instrument was acknowledged before me this 28th day of July, 2021, by Stephen K. Wild, the President of Cross Creek LF, LLC, on behalf of the company.

Elizabeth E. Wagner
Notary Public

My commission expires:
August 30, 2023



Cross Creek LF, LLC

Exhibit "A"

Legal Description
(attached to Special Warranty Deed)

Parcel 1:

Lots 310 through 412, inclusive, of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, records of Pinal County, Arizona.

Parcel 2:

Lots 1 through 193, 197 through 272, inclusive, of Cross Creek Ranch 1 Phases 6-8, according to the plat of record in Cabinet G, Slide 52, records of Pinal County, Arizona.

APN: 209-40-310 through 209-40-412, inclusive, 209-40-415 through 607, inclusive, 209-40-611 through 209-40-686

Exhibit "B"

Permitted Exceptions
(attached to Special Warranty Deed)

1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2021.
2. Reservations contained in the Patent
From: The United States of America
Recording Date: December 31, 1933
Recording No: Book 52 of Deeds, page 588
Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts, and the reservation from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States.
3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District; and Pinal County Flood Control District, San Carlos Irrigation And Drainage District.
6. Any rights, liens, claims or equities, if any, in favor of Central Arizona Groundwater Replenishment District.
7. Easements, covenants, conditions and restrictions as set forth on the recorded plat in Cabinet G, Slide 53.
8. Easements, covenants, conditions and restrictions as set forth on the recorded plat in Cabinet G, Slide 52.
9. Matters contained in that certain document Entitled: Agreement And Notice Of Municipal Provider Reporting Requirements For Cross Creek Ranch 1 Phases 1-8 And Cross Creek Ranch II Regarding Membership In The Central Arizona Groundwater Replenishment District
Recording No: 2006-029454
Reference is hereby made to said document for full particulars.
(Affects both Parcels)
10. Matters contained in that certain document Entitled: Declaration Of Covenants, Conditions And Restrictions For Cross Creek Ranch 1 Phases 1-8 And Cross Creek Ranch II Regarding Membership In The Central Arizona Groundwater Replenishment District
Recording No: 2006-029455
Reference is hereby made to said document for full particulars.
(Affects both Parcels)

11. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document Entitled: Master Declaration of Covenants, Conditions, and Restrictions for Cross Creek Ranch Homeowners Association

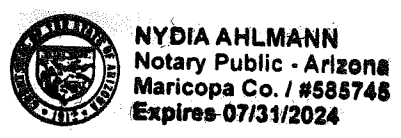
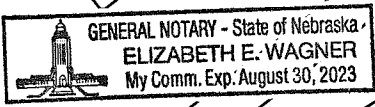
Recording No: 2021-006619

Liens and charges as set forth in the above mentioned declaration, Payable to: Cross Creek Ranch Homeowners Association, an Arizona non-profit corporation.

CROSS CREEK RANCH

[Signature]
Signature of Seller / Agent
State of Nebraska County of Douglas
Subscribed and sworn to before me on this 23rd day of July 2021
Notary Public Elizabeth E. Wagner
Notary Expiration Date August 30, 2023

[Signature]
Signature of Buyer / Agent
State of AZ County of Maricopa
Subscribed and sworn to before me on this 2 day of Aug 2021
Notary Public Nydia Ahlmann
Notary Expiration Date 7-31-24



DUPLICATE

EXHIBIT "A"
Legal Description

Parcel 1:

Lots 310 through 412, inclusive, of Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, records of Pinal County, Arizona.

Parcel 2:

Lots 1 through 193, 197 through 272, inclusive, of Cross Creek Ranch 1 Phases 6-8, according to the plat of record in Cabinet G, Slide 52, records of Pinal County, Arizona.

CONFIDENTIAL

EXHIBIT B
Additional Tax Parcels

- 209-40- 31107
- 209-40- 31206
- 209-40- 31305
- 209-40- 31404
- 209-40- 31503
- 209-40- 31602
- 209-40- 31701
- 209-40- 31800
- 209-40- 31909
- 209-40- 32006
- 209-40- 32105
- 209-40- 32204
- 209-40- 32303
- 209-40- 32402
- 209-40- 32501
- 209-40- 32600
- 209-40- 32709
- 209-40- 32808
- 209-40- 32907
- 209-40- 33004
- 209-40- 33103
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