



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/25/2021 1023  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2021-106663

**WHEN RECORDED, RETURN TO:**

K. Hovnanian at McCartney Ranch, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050  
Attn: Chad Fuller

**SPECIAL WARRANTY DEED**  
*(McCartney Ranch)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned BROOKFIELD HOLDINGS (MCCARTNEY) LLC, a Delaware limited liability company ("Grantor"), hereby grants to K. HOVNANIAN AT MCCARTNEY RANCH, LLC, an Arizona limited liability company ("Grantee"), whose address is 20830 N. Tatum Blvd., Suite 250, Phoenix, AZ 85050, that certain real property situated in Pinal County, Arizona described as follows (the "Property"):


SEE EXHIBIT "A" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the project of which the Property is a portion, any matter shown on the plat of the Property, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/NSPS survey of the Property.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

BROOKFIELD HOLDINGS (MCCARTNEY) LLC,  
a Delaware limited liability company

By:   
Its: Troy Wahlberg, Vice President

STATE OF ARIZONA

County of Maricopa

)  
) ss.  
)

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of August 2021, by Troy Wahlberg, the Vice President of BROOKFIELD HOLDINGS (MCCARTNEY) LLC, a Delaware limited liability company for and on behalf thereof.

  
Notary Public

(Seal)

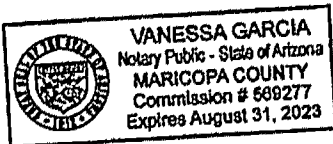


EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY  
(*McCartney Ranch*)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lots 89 and 90 of McCartney Ranch Parcel 5, according to the plat recorded in Book F, Page 69, records of Pinal County, Arizona.

Lots 213 and 215 of McCartney Ranch Parcel 6, according to the plat recorded in Book F, Page 70, records of Pinal County, Arizona.

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 504 - 78 - 264  
 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? 3

Please list the additional parcels below (attach list if necessary):  
 (1) 504-78-265 (3) 504-78-391  
 (2) 504-78-389 (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**  
Brookfield Holdings (McCartney) LLC  
250 Vesey Street, 15th Floor  
New York, NY 10281

**3. (a) BUYER'S NAME AND ADDRESS:**  
K. Hovnanian at McCartney Ranch, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050

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

**4. ADDRESS OF PROPERTY:**  
4 vacant lots  
Casa Grande, AZ 85122

**5. (a) MAIL TAX BILL TO:** (Taxes due even if no bill received)  
K. Hovnanian at McCartney Ranch, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050

(b) Next tax payment due 10/01/21

**6. PROPERTY TYPE (for Primary Parcel):** NOTE: Check Only One Box  
 a.  Vacant Land f.  Commercial or Industrial Use  
 b.  Single Family Residence g.  Agricultural  
 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 25th day of August 2021

Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**PAUL LOVATO-AGUILAR**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 Commission #559125  
 Expires February 10, 2023

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2021-106663  
 RECORD DATE 08/25/2021

**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:** \$ 241,116 00

**11. DATE OF SALE (Numeric Digits):** 10/20  
 Month / Year

**12. DOWN PAYMENT** \$ 241,116 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):**  
Eastern National Title Agency Arizona, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050 (480) 824-4243

**18. LEGAL DESCRIPTION (attach copy if necessary):**  
See Attached

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

Subscribed and sworn to before me on this 25th day of August 2021

Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



**PAUL LOVATO-AGUILAR**  
 Notary Public - State of Arizona  
 MARICOPA COUNTY  
 Commission #559125  
 Expires February 10, 2023

EXHIBIT A  
(LEGAL DESCRIPTION)

PARCEL ONE

Lots 89 and 90, McCARTNEY RANCH PARCEL 5, according to the plat recorded in Cabinet F, Slide 69, records of Pinal County, Arizona.

PARCEL TWO

Lots 213 and 215, McCARTNEY RANCH PARCEL 6, according to the plat recorded in Cabinet F, Slide 70, records of Pinal County, Arizona.