



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 10/22/2021 1453

FEE: \$30.00

PAGES: 1

FEE NUMBER: 2021-134367

When recorded mail to:
Nexstar Homes, LLC
2350 E. Germann Rd, Suite 35
Chandler, AZ 85286

Space above this line for recorders use

Exempt from Affidavit of Property Value under A.R.S § 11-1134. B.7(b)

SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other valuable consideration, ROCKPORT HOLDINGS, LLC, an Arizona limited liability company ("*Grantor*"), does hereby grant, sell and convey to NEXSTAR HOMES, LLC, an Arizona limited liability company ("*Grantee*"), the following described real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto:

Lots 1, 2, 6, 8-15, 17, 26-30, inclusive, of Quintana Hills Estates, according to the Plat of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D of Plats, Maps 131, and Affidavit of Correction recorded in Recording No. 2006-1-19979, records of Pinal County, Arizona; Except all coal and other minerals as reserved to the United States of America in the Patent of said land recorded in Docket 51, Page 206, records of Pinal County, Arizona (the "*Property*").

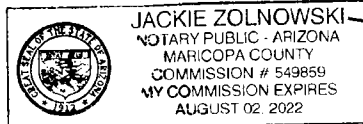
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions, obligations, matters and liabilities as may appear of record, and all matters that an accurate ALTA survey or a physical inspection of the Property would reveal.

Grantor warrants title to the Property against all acts of Grantor and no other, subject to the matters set forth above.

GRANTOR: ROCKPORT HOLDINGS, LLC, an Arizona limited liability company
By: Boulder Creek Holdings, LLC, Manager

By Jacob Simonton
Jacob Simonton, Manager

State of Arizona)
) ss.
County of Maricopa)



The foregoing instrument was acknowledged before me this 22 day of October, 2021, by JACOB SIMONTON, acting as Authorized Agent of BOULDER CREEK HOLDINGS, LLC, an Arizona limited liability company, on behalf of such company acting as Manager of ROCKPORT HOLDINGS, LLC, an Arizona limited liability company, on behalf of such company.

WITNESS MY HAND AND OFFICIAL SEAL,

[Signature]
Notary Public's Signature