

Exhibit A

PARCEL 1:

Parcel No. 3, of Record of Survey Book 20, page 75, records of Pinal County, Arizona, being a portion of Section 31, Township 6 South, Range 3 East, of the Gila Salt River Base and Meridian, Pinal County, Arizona, being described as follows:

COMMENCING at the Northeast corner of said Section 31, being marked by a U.S. General Land Office brass cap and from which point the East quarter corner of said Section 31, being marked by a 3/4" pipe, LS 3042, bears South 0 degrees 14 minutes 00 seconds East, (basis of bearings) 2641.35 feet distant therefrom;

THENCE South 89 degrees 49 minutes 40 seconds West, along the Northerly line of said Section 31, a distance of 164.44 feet to a point on the Southerly right of way line of State Highway 84, being marked by a pipe, LS 3042;

THENCE South 56 degrees 33 minutes 52 seconds West, along the said Southerly right of way line, a distance of 1068.88 feet to a point being marked by a 3/4" pipe, LS 3042;

THENCE South 00 degrees 14 minutes 42 seconds East, a distance of 2051.81 feet to the TRUE POINT OF BEGINNING;

THENCE South 00 degrees 14 minutes 42 seconds East, a distance of 569.27 feet to a point from which a point being marked by a 3/4" pipe, LS 3042, bears South 0 degrees 14 minutes 42 seconds East, a distance of 23.00 feet therefrom;

THENCE South 89 degrees 49 minutes 02 seconds West, a distance of 450.14 feet;

THENCE South 00 degrees 12 minutes 41 seconds East, a distance of 23.00 feet;

THENCE South 89 degrees 49 minutes 02 seconds West, a distance of 302.92 feet to a point from which a point being marked by a 1" pipe, LS 3042, bears South 00 degrees 20 minutes 17 seconds East, a distance of 145.06 feet therefrom;

THENCE North 00 degrees 20 minutes 17 seconds West, a distance of 591.45 feet to a point from which a point being marked by a 1" pipe LS 3042, bears North 00 degrees 20 minutes 17 seconds West, a distance of 311.58 feet therefrom;

THENCE North 89 degrees 45 minutes 17 Seconds East, a distance of 754.04 feet to the POINT OF BEGINNING.

PARCEL 2:

Parcel No. 4, of Record of Survey Book 20, page 75, records of Pinal County, Arizona, being a portion of Section 31, Township 6 South, Range 3 East, of the Gila Salt River Base and Meridian, Pinal County, Arizona, being described as follows:

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LS-3042, bears South 0 degrees 14 minutes 00 seconds East, (basis of bearings) 2641.35 feet distant therefrom;

THENCE South 89 degrees 49 minutes 40 seconds West, along the Northerly line of said Section 31, a distance of 164.44 feet to a point on the Southerly right of way line of State Highway 84, being marked by a ¾" pipe, LS-3042;

THENCE South 56 degrees 33 minutes 52 seconds West, along the said Southerly right of way line, a distance of 1068.88 feet to a point being marked by a ¾" pipe, LS 3042;

THENCE South 00 degrees 14 minutes 42 seconds East, a distance of 1344.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00 degrees 14 minutes 42 seconds East, a distance of 707.87 feet to a point being marked by a ¾" pipe, LS-3042, bears South 00 degrees 14 minutes 42 seconds East, a distance of 592.27 feet therefrom;

THENCE South 89 degrees 45 minutes 17 seconds West, a distance of 754.04 feet to a point from which a point being marked by a 1" pipe, LS 3042, bears South 00 degrees 20 minutes 17 seconds East, a distance of 736.51 feet therefrom;

THENCE North 00 degrees 20 minutes 17 seconds West, a distance of 311.58 feet to a point being marked by a 1" pipe LS 3042;

THENCE North 56 degrees 30 minutes 13 seconds East, a distance of 417.38 feet to a point being marked by a 1" pipe, LS 3042;

THENCE North 00 degrees 20 minutes 28 seconds West, a distance of 167.38 feet to a point from which a point on the said Southerly right of way line of State Highway 84, being marked by a ¾" pipe, LS 3042, bears North 00 degrees 20 minutes 28 seconds West, a distance of 1077.38 feet therefrom;

THENCE North 89 degrees 45 minutes 17 seconds East, a distance of 405.79 feet to the POINT OF BEGINNING.

PARCEL 3:

Parcel No. 5, of Record of Survey Book 20, page 75, records of Pinal County, Arizona, being a portion of Section 31, Township 6 South, Range 3 East, of the Gila Salt River Base and Meridian, Pinal County, Arizona, being described as follows:

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THENCE South 00 degrees 14 minutes 42 seconds East, a distance of 1344.00 feet to a point from which a point being marked by a 3/4" pipe, LS 3042, bears South 00 degrees 14 minutes 42 seconds East, a distance of 1300:08 feet therefrom;

THENCE South 89 degrees 45 minutes 17 seconds West, a distance of 405.79 feet to a point from which a point being marked by a 1" pipe LS 3042, bears South 00 degrees 20 minutes 28 seconds East, a distance of 167.38 feet therefrom;

THENCE North 00 degrees 20 minutes 28 seconds West, a distance of 1077.38 feet to a point on the said Southerly right of way-line of State Highway 84 being marked by a 3/4" pipe, LS 3042;

THENCE North 56 degrees 33 minutes 52 seconds East, along said Southerly right of way line, a distance of 487.06 feet to the POINT OF BEGINNING.

WARRANTY DEED

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 501-39-042
 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? Two

Please list the additional parcels below (attach list if necessary):

(1) 501-39-043 (2) 501-39-044
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Dirt Brothers Land Management, LLC
43265 W Bailey Drive, Po Box 1011
Maricopa, AZ 85139

3. (a) BUYER'S NAME AND ADDRESS:

BDW Land Investments LLC
7762 E Gray Rd Ste 200
Scottsdale, AZ 85260

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

4. ADDRESS OF PROPERTY:

Hwy 84
Maricopa, AZ 85139

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

BDW Land Investments LLC
7762 E Gray Rd Ste 200
Scottsdale, AZ 85260

(b) Next tax payment due 10/22

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

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 definitions 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 29 day of November, 2021
 Notary Public _____
 Notary Expiration Date 7/31/22

Signature of Buyer / Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of November, 2021
 Notary Public _____
 Notary Expiration Date 7/31/22

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-150988
 RECORD DATE 11/30/2021

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 143,000.00

11. DATE OF SALE (Numeric Digits): 10 / 2021
 Month / Year

12. DOWN PAYMENT \$ 143,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Caryback)
- e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 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):

Pioneer Title Agency, Inc.
21596 N John Wayne Parkway, Suite 101, Maricopa, AZ 85139
 Phone: (520) 217-3550

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



EXHIBIT "A"
Legal Description

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