



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 01/31/2022 1558  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-012378

AFTER RECORDATION, RETURN TO:  
Nathan Entsminger, Esq  
Liechty, McGinnis, Berryman & Bowen, LLP  
11910 Greenville Avenue, Suite 400  
Dallas, Texas 75243

(THIS SPACE ABOVE FOR RECORDER'S USE)

**SPECIAL WARRANTY DEED**

**K. HOVNIANIAN AT TORTOSA SOUTH, LLC**, an Arizona limited liability company (hereinafter called "Grantor"), for good and valuable consideration in hand paid by **HCA MODEL FUND 2016-9 WEST, LLC**, a Texas limited liability company, (hereinafter called "Grantee"), whose mailing address is 17950 Preston Road, Suite 330, Dallas, Texas 75252 Attn: Matthew C. Baynham, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain tract or parcel of land situated in Pinal County, Arizona, and more particularly described on **Exhibit A** attached hereto and made a part hereof for all purposes, together with all buildings, improvements, structures and fixtures located thereon and all easements, rights, titles and interests appurtenant thereto (all of the above-described properties being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns forever, and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise. This conveyance is made subject to current taxes and assessments not yet delinquent, and all valid (i) reservations in patents, (ii) easements, (iii) rights of way, and (iv) covenants, conditions, and restrictions as may appear of record, Grantor binds itself and its successors to warrant and defend title as against the acts of Grantor and none other, subject to the matters set forth above.

Effective Date: January 31, 2022.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

Executed on the date of the acknowledgement below, but effective as of the Effective Date set forth above.

**GRANTOR:**

**K. HOVNANIAN AT TORTOSA SOUTH, LLC,**  
an Arizona limited liability company

By: \_\_\_\_\_  
Jim Harvey, Vice President of Finance and Administration

STATE OF Arizona §  
  §           ss.  
COUNTY OF Maricopa §

This instrument was acknowledged before me on this 28 day of January, 2022, by Jim Harvey, Vice President of Finance and Administration of K. Hovnanian at Tortosa South, LLC, an Arizona limited liability company, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said limited liability company.

\_\_\_\_\_  
Notary Public

[Notary Seal]

My commission expires: 2/10/23

GRANTEE'S ADDRESS:  
17950 Preston Road, Suite 330  
Dallas, Texas 75252  
Attn: Matthew C. Baynham



**PAUL LOVATO-AGUILAR**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
Commission #558125  
Expires February 10, 2023

**EXHIBIT A**

**LEGAL DESCRIPTION**

18644 N. Los Gabrieles Way  
Maricopa, AZ 85138

Lot 4, TORTOSA SOUTH-PARCEL L, according to the final plat recorded in Cabinet G, Slide 99 and Affidavit of Correction recorded in Fee No. 2021-106043, records of Pinal County, Arizona.

TORTOSA AFFIDAVIT

# AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY	
COUNTY OF RECORDATION	PINAL
FEE NO	2022-012378
RECORD DATE	01/31/2022

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 502 - 56 - 667 -  
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? 0  
 Please list the additional parcels below (attach list if necessary):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
K. Hovnanian at Tortosa South, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050

3. (a) BUYER'S NAME AND ADDRESS:  
HCA Model Fund 2016-9 West, LLC  
17950 Preston Road, Suite 330  
Dallas, Texas 85252

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

4. ADDRESS OF PROPERTY:  
18644 N Los Gabrieles Way  
Maricopa, AZ 85138

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
K. Hovnanian at Tortosa South, LLC  
20830 N. Tatum Blvd., Suite 250  
Phoenix, AZ 85050  
 (b) Next tax payment due 10/01/22

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.

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: \$ 373,100 00

11. DATE OF SALE (Numeric Digits): 01/22  
Month / Year

12. DOWN PAYMENT \$ 77,350 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 f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

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: \_\_\_\_\_

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

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 31 day of January 2022  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

Signature of Buyer / Agent \_\_\_\_\_  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 31 day of January 2022  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_



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



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