



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 05/04/2022 1229  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-053574

When recorded, return to:

SSCW Hunt Gary LLC,  
1830 N. 95th Avenue, Suite 106  
Phoenix, AZ 85035  
Attn: Reza Amirrezvani  
Z2137346  
Fidelity National

**SPECIAL WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

FOR THE CONSIDERATION of the sum of Ten Dollars (\$10.00) and other valuable considerations, SW DEVCO-1, an Arizona limited liability company, which acquired title as DTD-DEVCO 1, LLC, an Arizona limited liability company ("**Grantor**"), does hereby grant, sell, and convey unto SSCW HUNT GARY-LLC, a Delaware limited liability company ("**Grantee**"), the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto and any improvements located thereon:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "**Property**");

TOGETHER WITH all (i) improvements located on the Property, (ii) the rights, benefits, privileges, easements, tenements, hereditaments, and appurtenances thereon or in any way pertaining to the Property, (iii) all right, title, and interest of Grantor in and to all strips and gores and any land lying in the bed of any street, road or alley, open or proposed, adjoining the Property.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, mineral rights reservations, water rights reservations, and other matters as may appear of record, and to matters that an inspection or survey of the property would disclose.

And Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of Grantor herein and none other, subject to the matters above set forth.

DATED: May 2, 2022.

[Balance of the Page Intentionally Left Blank; Signature Page Follows]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 2nd day of May, 2022.

**GRANTOR:**

SW-DEVCO-1, LLC, an Arizona Limited Liability Company

By: SW1C, LLC, an Arizona limited liability company

By: [Signature]  
Name: JAMES H. MILLER  
Title: Authorized Signatory

STATE OF Colorado  
COUNTY OF Denver ) ss.

The foregoing instrument was acknowledged before me this 2nd day of May, 2022, by JAMES H. MILLER the Authorized Signatory of SW1C, LLC, an Arizona limited liability company, the MANAGER of SW-DEVCO-1, LLC, an Arizona Limited Liability Company, for and on behalf thereof.

LAUREN XAVIER  
Notary Public  
State of Colorado  
Notary ID # 20024027391  
My Commission Expires 09-08-2022

[Signature]  
Notary Public

My commission expires:

9-08-2022



**EXHIBIT A**  
**LEGAL DESCRIPTION**

**LOT 4A OF THE RE-PLAT OF A PORTION OF SKYLINE RANCH MARKETPLACE RECORDED IN THE OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA, ON APRIL 14, 2022, AS FEE NO. 2022-044889.**

**EXCEPT ALL COAL AND OTHER MINERALS AS RESERVED IN THE PATENT TO SAID LAND RECORDED IN BOOK 42 OF DEEDS, PAGE 616, RECORDS OF PINAL COUNTY, ARIZONA; AND**

**EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION, AND ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES OR THE STATE OF ARIZONA OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED BY THE STATE OF ARIZONA IN THE PATENT TO SAID LAND RECORDED IN DOCKET 1939, PAGE 852, RECORDS OF PINAL COUNTY, ARIZONA.**

# AFFIDAVIT OF PROPERTY VALUE

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

Primary Parcel: 210 - 08 - 917 - 0  
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:**

SW Devco-1 which acquired title as DTD-Devco1LLC  
c/o Miller Global Properties  
4643 S Ulster St, Ste 1500, Denver CO 80237

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

SSCW Hunt Gary LLC  
1830 N. 95th Avenue, Suite 106  
Phoenix, AZ 85035

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

**4. ADDRESS OF PROPERTY:**

Hunt Highway and Gary Road  
San Tan Valley, AZ 85143

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

SSCW Hunt Gary LLC  
1830 N. 95th Avenue, Suite 106  
Phoenix, AZ 85035

(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.

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 Colorado, County of Denver

Subscribed and sworn to before me on this 2 day of LAUREN XAVIER  
 Notary Public \_\_\_\_\_  
 State of Colorado  
 Notary Expiration Date 9/08/2022 Notary ID # 20024027391  
 My Commission Expires 09-08-2022

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2022-053574  
 RECORD DATE 05/04/2022

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: \$ 1,300,000 00

11. DATE OF SALE (Numeric Digits): 05/21  
Month / Year

12. DOWN PAYMENT \$ 0 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:  
 \$ 0 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):  
Fidelity National Title  
1 E Washington Street, Ste 450  
Phoenix, AZ 85004

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

**AFFIDAVIT OF PROPERTY VALUE**

**FOR RECORDER'S USE ONLY**

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- f.  Commercial or Industrial Use
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Signature of Seller / Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_

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

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

DOR FORM 82162 (02/2019)

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: \$ 1,300,000 00

11. DATE OF SALE (Numeric Digits): 05/21  
 Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:  
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 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)  
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 (1)  Conventional  
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 (3)  FHA  
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Fidelity National Title  
1 E Washington Street, Ste 450  
Phoenix, AZ 85004

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 29 day of April 2022

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

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

**ALYSSA LAUREN YOUNG**  
 Notary Public, State of Arizona  
 Maricopa County  
 Commission # 621352  
 My Commission Expires  
 December 30, 2025

*Alyssa Young*

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