



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

Landmark Title Assurance Agency

RECORDING REQUESTED BY

**Landmark Title Assurance Agency of Arizona
LLC**

AND WHEN RECORDED MAIL TO:

**THE PROCTER & GAMBLE
MANUFACTURING COMPANY
TWO PROCTER & GAMBLE PLAZA, TE-3
CINCINNATI, OH 45202**

DATE/TIME: 01/11/2023 1643
FEE: \$30.00
PAGES: 6
FEE NUMBER: 2023-002652

ESCROW NO.: 06202592 - 128 - CM 2/4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Pinal Land Holdings, LLC, a Delaware limited liability company (the "Grantor"), does hereby grant and convey to The Procter & Gamble Manufacturing Company, an Ohio corporation, whose address is Attn: Real Estate Department, Post Office Box 599, Cincinnati, Ohio 45201 ("Grantee"), that certain real property situated in Pinal County, Arizona, with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

SUBJECT TO: current taxes and assessments not yet due and payable and any other liens arising therefrom; all matters identified on the attached Exhibit B; and all applicable zoning and use ordinances, regulations, zoning codes and the like of any municipality, county, state or the United States affecting the Property as the same now exist and as may hereafter be established or amended.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE
FOLLOWS]

DATED this 11th day of January, 2023.

GRANTOR:

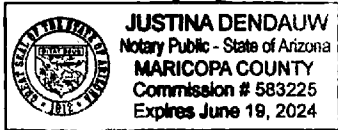
PINAL LAND HOLDINGS, LLC,
a Delaware limited liability company

By: _____
Name: Jakob H. Andersen
Title: Designated Representative, USA Re
Investments, LLC as Manager

By: _____
Name: Jakob H. Andersen
Title: Designated Representative, MAZ Land
Holdings LLC as Manager

STATE OF Arizona)
County of Maricopa) ss

The foregoing instrument was acknowledged before me this 6th day of January, 2023, by Jakob H. Andersen, as Designated Representative of USA Re Investments LLC, Manager of Pinal Land Holdings, LLC, on behalf of the company, who acknowledged that he executed the foregoing document for the purposes therein contained.



Notary Public

My Commission Expires:

STATE OF Arizona)
County of Maricopa) ss

The foregoing instrument was acknowledged before me this 6th day of January, 2023, by Jakob H. Andersen, as Designated Representative of MAZ Land Holdings LLC, Manager of Pinal Land Holdings, LLC, on behalf of the company, who acknowledged that he executed the foregoing document for the purposes therein contained.



Notary Public

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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

Section 22, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying East of the East right-of-way line of the Southern Pacific Railroad;

EXCEPT that portion of land conveyed to the Natural Gas Service of Arizona, an Arizona corporation recorded in Docket 93, Page 145; and

EXCEPT the East 300.00 feet of said Section 22.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Liabilities and Obligations imposed upon the Property by reason of its inclusion within the following named districts:

- a. Central Arizona Irrigation and Drainage District
- b. Central-Arizona Water Conservation District
- c. Pinal County Flood Control District

2. The following matters disclosed by the following instrument recorded in:

Entitled: Declaration of Road
Recorded: February 21, 1964
Document Number: Docket 375, Page 572

3. The following matters disclosed by the following instrument recorded in:

Entitled: Contract between the United States and Hohokam Irrigation and Drainage District providing for Construction of a Water Distribution System.
Recorded: May 01, 1985
Document Number: Docket 1284, Page 443

4. The following matters disclosed by the following instrument recorded in:

Entitled: Certificate of Grandfathered Groundwater Right
Recorded: March 16, 1987
Document Number: Docket 1428, Page 610

5. Agreement, according to the terms and conditions, contained therein:

Entitled: Intergovernmental Agreement between the City of Mesa, Arizona and Central Arizona Irrigation and Drainage District
Recorded: February 03, 1988
Document Number: Docket 1503, Page 853

Thereafter, Agreement recorded in Fee No. 2014-004093

6. The following matters disclosed by the following instrument recorded in:

Entitled: Notice of Lands included within Central Arizona Irrigation and Drainage District
Recorded: January 20, 1989
Document Number: Docket 1580, Page 919

7. The following matters disclosed by the following instrument recorded in:

Entitled: Certificate of Grandfathered Groundwater Right
Recorded: November 21, 1989
Document Number: Docket 1641, Page 930

8. Agreement, according to the terms and conditions, contained therein:

Entitled: Agreement for Project Water Service (City of Mesa)
Recorded: July 30, 1990
Document Number: Docket 1690, Page 107

9. The following matters disclosed by the following instrument recorded in:

Entitled: Blank Annexation Petition Pinal Mesa I Annexation
Recorded: January 30, 2014
Document Number: 2014-005634

10. Agreement, according to the terms and conditions, contained therein:

Entitled: Pre-Annexation Development Agreement
Recorded: February 27, 2015
Document Number: 2015-012415

Thereafter, First Amendment recorded in Fee No. 2016-077341

11. Matters shown on survey recorded in Fee No. 2016-002697

12. Agreement, according to the terms and conditions, contained therein:

Entitled: Master Utility and Option Agreement
Recorded: September 17, 2019
Document Number: 2019-077470

13. Reservations contained in the Patent.

From: The United States of America
Recorded: July 02, 1926
Document No. Book 41 of Deed, Page 372

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws, and decisions of the courts; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the Unites States.

14. Reservations contained in the Patent.

From: State of Arizona
Recorded: October 22, 1946
Document No. Book 78 of Deeds, Page 504

Which among other things recites as follows:

Subject to the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States.

15. Water rights, claims or title to water, and agreements, covenants, conditions, or rights incident thereto, whether or not shown by the public records.

16. The following matters disclosed by survey of the Property:

By: U.S. Surveyor
Job Number: SS55662.DWG
Dated: July 21, 2022
Last Revised: January 4, 2023

Rights associated with concrete canals and dirt roads throughout the Property.

17. Agreement, according to the terms and conditions, contained therein:

Purpose: Well Use and Easement
Dated: January 11, 2023
Recorded: January 11, 2023
Document Number: recorded concurrently herewith

18. Memorandum of Right of Post-Closing Agreement, according to the terms and conditions, contained therein:

Owner: Pinal Land Holdings, LLC, a Delaware limited liability company
Company: The Procter & Gamble Manufacturing Company, an Ohio corporation
Dated: January 11, 2023
Recorded: January 11, 2023
Document Number: recorded concurrently herewith

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **401-48-035C**
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? N/A

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

- (1) _____ (2) _____
(3) _____ (4) ✓

2. SELLER'S NAME AND ADDRESS:

Pinal Land Holdings, LLC
7145 East Stetson Drive, #300, SEE TERI M. VCARD
Scottsdale, AZ 85251

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

The Procter & Gamble Manufacturing Company
Two Procter & Gamble Plaza, TE-3
Cincinnati, OH 45202

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

4. ADDRESS OF PROPERTY:

SWC of Arica Road and Vail Road, Approx. 427 Acres
Coolidge, AZ

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

The Procter & Gamble Manufacturing Company
Attn: Real Estate Department
Post Office Box 599, Cincinnati, OH 45201

(b) Next tax payment due October 01, 2023

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: N/A

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 10th day of January, 2023
Notary Public _____
Notary Expiration Date June 19, 2024



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-002652
RECORD DATE 01/11/2023

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: \$ 53,432,500.00

11. DATE OF SALE (Numeric Digits): 08 / 2022
Month / Year

12. DOWN PAYMENT \$ 53,432,500.00

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:

\$ N/A 00 AND
briefly describe the Personal Property: N/A

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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Landmark Title Assurance Agency of Arizona, LLC
2555 E. Camelback Road, Suite 275, Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

SIGNED IN COUNTERPART

Signature of Buyer / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____, 2023
Notary Public _____
Notary Expiration Date _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 401-48-035C
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? N/A

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

(1) _____ (2) _____
(3) _____ (4) ^

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Pinal Land Holdings LLC
7145 East Stetson Drive #300, SEE TERI M. V CARD
Scottsdale AZ 85251

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

The Procter & Gamble Manufacturing Company
Two Procter & Gamble Plaza, TE-3
Cincinnati, OH 45202

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

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- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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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: N/A
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.

SIGNED IN COUNTERPART

Signature of Seller / Agent _____
State of _____, County of _____
Subscribed and sworn to before me on this _____ day of _____ 2023
Notary Public _____
Notary Expiration Date _____

FOR RECORDER'S USE ONLY

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: \$ 53,432,500.00

11. DATE OF SALE (Numeric Digits): 01 / 2023 01 / 2022
Month / Year

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- d. Seller Loan (Carryback)
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(1) Conventional
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17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Landmark Title Assurance Agency of Arizona, LLC
2555 E. Camelback Road Suite 275, Phoenix, AZ 85016

18. LEGAL DESCRIPTION (attach copy if necessary):

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

Signature of Buyer / Agent BKR
State of Ohio, County of Hamilton
Subscribed and sworn to before me on this 01 day of January 2023
Notary Public Valerie Obermeyer
Notary Expiration Date 5-21-2027



VALERIE OBERMEYER
Notary Public
State of Ohio
My Comm. Expires
May 21, 2027

EXHIBIT "A"
Legal Description

Section 22, Township 7 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,
lying East of the East right-of-way line of the Southern Pacific Railroad;

EXCEPT that portion of land conveyed to the Natural Gas Service of Arizona, an Arizona corporation recorded in
Docket 93, Page-145; and

EXCEPT the East 300.00 feet of said Section 22.

Watermark: Southern Pacific