



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 03/10/2023 1335

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-017367

FIRST AMERICAN TITLE

WHEN RECORDED, RETURN TO:

Starlight Homes Arizona, L.L.C.
8655 E. Via de Ventura, Suite F-250
Scottsdale, Arizona 85258
Attn: Scott Moore

NCS 1039980 B4

2/2

**SPECIAL WARRANTY DEED
(Amarillo Creek)**

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned BROOKFIELD HOLDINGS (AMARILLO) LLC, a Delaware limited liability company ("Grantor"), hereby grants to STARLIGHT HOMES ARIZONA L.L.C., a Delaware limited liability-company ("Grantee"), whose address is 8655 E. Via de Ventura, Suite F-250, Scottsdale, Arizona 85258, that certain real property situated in Pinal County, Arizona described as follows (the "Property"):

Lots 11 through 17, inclusive, and 35 through 38, inclusive, of AMARILLO CREEK UNIT 1, Parcel 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet G, Slide 78.

EXCEPT any oil and gas reserved in Patent from the United States of America or any other applicable governing authority

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the project of which the Property is a portion, any matter shown on the plat of the Property, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/NSPS survey of the Property.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

BROOKFIELD HOLDINGS (AMARILLO) LLC, a Delaware limited liability company

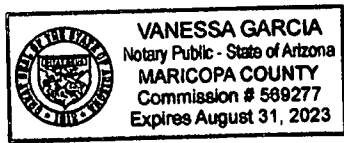
By: [Signature]
Its: Troy Wahlberg, Vice President

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 7th day of March, 2023, by Troy Wahlberg, the Vice President of BROOKFIELD HOLDINGS (AMARILLO) LLC, a Delaware limited liability company for and on behalf thereof.

[Signature]
Notary Public

8-31-23
My Commission Expires:



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510-84-3190
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? 10

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

- (1) 510-84-3200 - 510-84-3250 (3)
- (2) 510-84-3430 - 510-84-3460 (4)

2. SELLER'S NAME AND ADDRESS:

Brookfield Holdings, (Amarillo), LLC
250 Vesey Street, 15th Floor
New York, NY 10281

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

Starlight Homes Arizona L.L.C.
8655 East Via De Ventura, Suite F-250
Scottsdale, AZ 85258

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 11-17 and 35-38, Amarillo Creek, Parcel 4
Pinal County, AZ

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

Starlight Homes Arizona L.L.C.
8655 East Via De Ventura, Suite F-250
Scottsdale, AZ 85258

(b) Next tax payment due October 1, 2023

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. Agriculture
- 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 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 9 day of March 20 23
Notary Public
Notary Expiration Date 5/21/24

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-017367
RECORD DATE 03/10/2023

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: \$750,288 00

11. DATE OF SALE (Numeric Digits): 06/21
Month/Year

12. DOWN PAYMENT \$750,288 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- 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:

\$ 0.00 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:

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

First American Title Insurance Company National Commercial Services - (NCS 1039980B4)
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016
Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See Exhibit "A" attached hereto

Signature of Buyer / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 9 day of March 20 23
Notary Public
Notary Expiration Date 5/21/24



EXHIBIT "A"

LOTS 11 THROUGH 17, INCLUSIVE, AND LOTS 35 THROUGH 38, INCLUSIVE, OF AMARILLO CREEK UNIT 1, PARCEL 4, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET G, SLIDE 78.

AMARILLO CREEK