



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/06/2023 1544  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2023-041639

**FIRST AMERICAN TITLE**

WHEN RECORDED, RETURN TO:

LGI Homes – Arizona, LLC  
9105 E. Del Camino Drive, Suite 118  
Scottsdale, Arizona 85258  
Attn: Rick Tayrien

NCS 1033266-D  
Y2

**SPECIAL WARRANTY DEED**

*(Ghost Hollow, Arizona)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC-II (LGIH) MULTI STATE 2, LLC, a Delaware limited liability company (“Grantor”), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants and conveys to LGI HOMES – ARIZONA, LLC, an Arizona limited liability company (“Grantee”), whose address is 9105 E. Del Camino Drive, Suite 118, Scottsdale, Arizona 85258, that certain real property situated in Pinal County, Arizona, described as follows (the “Lots”):

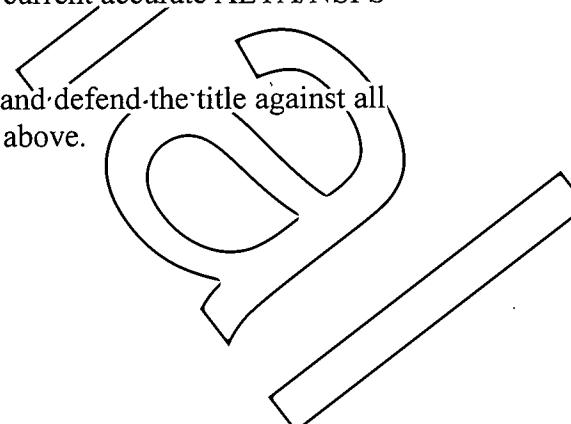
SEE EXHIBIT “A” ATTACHED HERETO AND BY  
THIS REFERENCE MADE A PART HEREOF

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 (excluding any mortgages or deeds of trust executed by Grantor or arising from Grantor’s acts), all documents establishing or relating to any master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots.

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.

[Signature on Next Page]



EXECUTED this 5<sup>th</sup> day of June, 2023

**GRANTOR:**

AG EHC II (LGIH) MULTI STATE 2, LLC,  
a Delaware limited liability company

By: Essential Housing Asset Management,  
LLC, an Arizona limited liability company,  
its Authorized Agent

By: Steven S. Benson  
Steven S. Benson, its Manager

STATE OF ARIZONA )

COUNTY OF MARICOPA )

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of June, 2023, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LGIH) MULTI STATE 2, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten  
Notary Public

(SEAL)

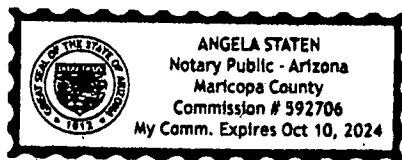
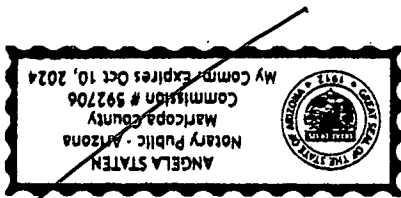


EXHIBIT A

LEGAL DESCRIPTION OF THE LOTS  
*(Ghost Hollow, Arizona)*

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

LOTS 63 THROUGH 71, INCLUSIVE, LOTS 105 THROUGH 107, INCLUSIVE, LOTS 114 THROUGH 116, AND LOTS 163 THROUGH 165, INCLUSIVE, OF GHOST HOLLOW ESTATES PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER AS 2021-127203 AND CORRECTED IN FEE NUMBER 2022-105306, BOTH OF OFFICIAL RECORDS.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 509-85-0390

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? 17

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

(1) 509-85-0400 to 509-85-0470 (3) 509-85-0900 to 509-85-0920

(2) 509-85-0810 to 509-85-0830 (4) 509-85-0930 to 509-85-0950

2. SELLER'S NAME AND ADDRESS:

AG EHC II (LGIH) Multi State 2, LLC  
c/o Essential Housing Asset Management 8585 E. Hartford Dr., Ste. 118  
Scottsdale, AZ 85255

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

LGI Homes-Arizona, LLC  
1450 Lake Robbins Dr. #430  
The Woodlands, TX 77380

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 63-71; 105-107; 114-116; and 163-165, Ghost Hollow Estates II, Final Plat  
Pinal County, AZ

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

LGI Homes-Arizona, LLC  
1450 Lake Robbins Dr. #430  
The Woodlands, TX 77380  
 (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 17 day of June 20 23  
 Notary Public Eric Berman  
 Notary Expiration Date 12-24-24

DOR FORM 82162 (04/2014)



**DEBRA K. NATION**  
 Notary Public - State of Arizona  
**MARICOPA COUNTY**  
 Commission # 595489  
 Expires December 24, 2024

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2023-041639  
06/06/2023

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: \$ 1,348,668 00

11. DATE OF SALE (Numeric Digits): 10/22  
 Month/Year

12. DOWN PAYMENT \$ 1,348,668 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:

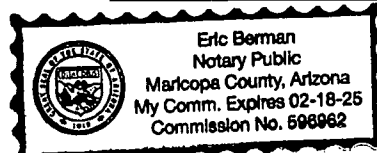
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company National Commercial Services - (NCS 1033206D)  
2555 E. Camelback Road, Suite 350  
Phoenix, AZ 85016  
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent Rick Taylor  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 21 day of June 20 23  
 Notary Public Eric Berman  
 Notary Expiration Date 2-18-25



**Eric Berman**  
 Notary Public  
 Maricopa County, Arizona  
 My Comm. Expires 02-18-25  
 Commission No. 598962

**Exhibit "A "**

LOTS 63 THROUGH 71, INCLUSIVE, AND LOTS 105 THROUGH 107, INCLUSIVE AND LOTS 114 THROUGH 116, INCLUSIVE, AND LOTS 163 THROUGH 165 INCLUSIVE, OF GHOST HOLLOW ESTATES PHASE 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NUMBER 2021-127203 AND CORRECTED RECORDED IN FEE NUMBER 2022-105306, BOTH OF OFFICIAL RECORDS.

NOFFICE