



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 06/30/2023 1349
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-048714

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

XS 1039980 B5
7/2

**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 18, 19, 31 through 34, inclusive, 49 through 53, inclusive, and 97 through 100, inclusive, of AMARILLO-GREEK 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.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510-84-3260
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? 14

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

- (1) See Exhibit "B" attached (3)
- (2) _____ (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:

Amarillo Creek Lots 18-19,31-34,, 49-53, 97-100
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
- 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 28th day of June 20 23
Notary Public _____
Notary Expiration Date 4-4-27

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-048714
RECORD DATE 06/30/2023

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:	<u>\$1,176,588</u>	<u>00</u>
11. DATE OF SALE (Numeric Digits):	<u>06/21</u>	Month/Year
12. DOWN PAYMENT	<u>\$1,176,588</u>	<u>00</u>

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:
- 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 AND 00
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 103998085)
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



EXHIBIT "A"

LOTS 18 AND 19, LOTS 31 THROUGH 34, INCLUSIVE, LOTS 49 THROUGH 53, INCLUSIVE, AND LOTS 97 THROUGH 100, 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.

WORLDWIDE

EXHIBIT "B"

- 510-84-3260
- 510-84-3270
- 510-84-3390
- 510-84-3400
- 510-84-3410
- 510-84-3420
- 510-84-3570
- 510-84-3580
- 510-84-3590
- 510-84-3600
- 510-84-3610
- 510-84-4050
- 510-84-4060
- 510-84-4070
- 510-84-4080

Shoreline