



RECORDING REQUESTED BY:

DATE/TIME: 07/28/2023 1515

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-055745

WHEN RECORDED MAIL TO:

Oakwood Sales, LLC
3133 West Frye Rd Ste 100
Chandler, AZ 85226

Escrow No.: FM17230188

Space above this line for Recorder's Use

APN: 209-40-085

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

Clayton Properties Group II, Inc., a Colorado Corporation

does hereby convey to

Oakwood Sales, LLC an Arizona Limited Liability Company

the following real property situated in County of Pinal, State of Arizona:

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

SUBJECT TO: Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Affidavit and Fee exempt under ARS 11-1134-B7

SPECIAL WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: April 18, 2023

Clayton Properties Group II, Inc., a Colorado Corporation

By: Ryan Delp
Its: Assistant Secretary

STATE OF Arizona

COUNTY OF Maricopa

On the 18th day of April, 2023, before me, a Notary Public in and for said State, personally appeared Ryan Delp the of ~~Oakwood Sales LLC, an Arizona limited liability company~~, who executed the within instrument on behalf of the Limited Liability Company therein named, and acknowledged to me that such Limited Liability Company executed the within instrument pursuant to its Articles of Organization and its operating agreement.

Witness my hand and seal

~~*Clayton Properties Group II Inc, a Colorado Corporation~~

[Signature]
Notary Public

My Commission Expires: 8-31-24

(SEAL)

LEGAL DESCRIPTION

For APN/Parcel ID(s): 209-40-085

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

Lot 85, Cross Creek Ranch 1 Phases 1-5, according to the plat of record in Cabinet G, Slide 53, records of Pinal County, Arizona.

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