



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

FIRST AMERICAN TITLE

DATE/TIME: 08/18/2023 1056  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2023-061079

WHEN RECORDED, RETURN TO:

Meritage Homes of Arizona, Inc.  
8800 E. Raintree Drive, Suite 300  
Scottsdale, Arizona 85260  
Attn: Arizona Regional Counsel

NGS 960781 D

41

SPECIAL WARRANTY DEED

(Bella Vista, Arizona)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC-II (MTH) MULTI STATE 1, 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 MERITAGE HOMES OF ARIZONA, INC., an Arizona corporation ("Grantee"), whose address is 8800 E. Raintree, Suite 300, Scottsdale, Arizona 85260, 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, 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 17<sup>th</sup> day of August, 2023.

**GRANTOR:**

AG EHC II (MTH) MULTI STATE 1, 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 17<sup>th</sup> day of August, 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 (MTH) MULTI STATE 1, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten  
Notary Public

(SEAL)

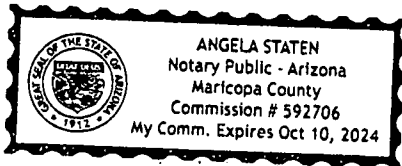


EXHIBIT A

LEGAL DESCRIPTION OF THE LOTS

*(Bella Vista, Arizona)*

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

LOTS 1 THROUGH 5, INCLUSIVE, LOTS 25 THROUGH 27, INCLUSIVE, LOTS 49 THROUGH 51, INCLUSIVE, LOTS 116 THROUGH 121, INCLUSIVE, AND LOTS 160 THROUGH 166, OF BELLA VISTA TRAILS - UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-106704 OF OFFICIAL RECORDS.



**EXHIBIT "A"**

LOTS 1 THROUGH 5, INCLUSIVE, LOTS 25 THROUGH 27, INCLUSIVE, LOTS 49 THROUGH 51, INCLUSIVE, LOTS 116 THROUGH 121, INCLUSIVE AND LOTS 160 THROUGH 166, INCLUSIVE, OF BELLA VISTA TRAILS - UNIT 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-106704 OF OFFICIAL RECORDS.

HomeLife

**EXHIBIT "B"**  
PARCEL NUMBERS

210-77-7620  
210-77-7630  
210-77-7640  
210-77-7650  
210-77-7660  
210-77-7860  
210-77-7870  
210-77-7880  
210-77-8100  
210-77-8110  
210-77-8120  
210-77-8770  
210-77-8780  
210-77-8790  
210-77-8800  
210-77-8810  
210-77-8820  
210-77-9210  
210-77-9220  
210-77-9230  
210-77-9240  
210-77-9250  
210-77-9260  
210-77-9270

Shoreline