



FIRST AMERICAN TITLE

DATE/TIME: 10/13/2023 1646
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2023-076008

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

STARLIGHT HOMES ARIZONA L.L.C.
8655 E. Via De Ventura, Suite F-250
Scottsdale, AZ 85258
Attention: Scott Moore

NCS 1055548B1

Space Above This Line Reserved for Recorder's Use

4/5

SPECIAL WARRANTY DEED

THIS DEED made this 12th day of October, 2023, by and between

GRANTOR

GRANTEE

ARROYO CAP II-1, LLC,
a Delaware limited liability company

STARLIGHT HOMES ARIZONA L.L.C.,
a Delaware limited liability company

with a mailing address of: 18575 Jamboree
Avenue, Suite 350, Irvine, CA 92612

with a mailing address of: 8655 E. Via De
Ventura, Suite F-250, Scottsdale, AZ 85258

The designation Grantor and Grantee, as used herein, shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all those certain tracts or parcels of land situated in Pinal County, Arizona, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And Grantor covenants with Grantee that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, under or through Grantor, except for the exceptions hereinafter stated.

Title to the Property hereinabove described is subject to the following exceptions:

1. All zoning and building ordinances and land use regulations applicable to the Property;
2. All matters that would be disclosed by an accurate survey of the Property;

3. All public and private roads and rights of way;
4. Ad valorem taxes and assessments for year 2023 not yet due and payable; and
5. All valid and enforceable covenants, restrictions and easements of record.

[Signatures begin on following page]

HOFFMAN

12th

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this day of October, 2023, and delivered as of the date indicated on the first page of this Deed.

ARROYO CAP II-1, LLC,
a Delaware limited liability company

By: Arroyo Capital II, LLC,
a Delaware limited liability company,
Its sole member

[Handwritten Signature]
By: _____
Name: Leigh Austin
Title: Executive Vice President

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 11, 2023, before me, Jazmin Ramirez,
(insert name and title of the officer)

Notary Public, personally appeared Leigh Austin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature *Jazmin Ramirez*

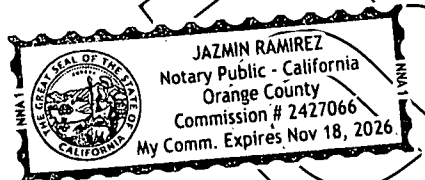


EXHIBIT A

PROPERTY

Real property in the County of Pinal, State of Arizona, described as follows:

PARCEL NO. 1:

LOTS 48 THROUGH 52, INCLUSIVE, OF BELLA VISTA FARMS PARCELS C-D - PARCEL 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN INSTRUMENT NO. 2021-124959 OF OFFICIAL RECORDS.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

AND EXCEPT ALL MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE AS RESERVED IN THE PATENT TO SAID LAND.

PARCEL NO. 2:

LOTS 90 THROUGH 94, INCLUSIVE, OF BELLA VISTA FARMS PARCELS C-D - PARCEL 5, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN INSTRUMENT NO. 2021-124976 OF OFFICIAL RECORDS.

EXCEPT 1/16TH OF ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES, COAL, STONE, METALS, MINERALS, FOSSILS, FERTILIZERS OF EVERY NAME AND DESCRIPTION;

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-15-1250
 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? 9

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

- (1) 210-15-1260 - 210-15-1290, (3)
- (2) 210-15-4330 - 210-15-4370, (4)

2. SELLER'S NAME AND ADDRESS:

Arroyo Cap II-1, LLC
c/o Arroyo Capital II, LLC 18575 Jamboree Avenue, Suite 350
Irvine, CA 92612

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

Starlight Homes Arizona L.L.C.
7600 E. Doubletree Ranch Rd, Suite 240
Scottsdale, AZ 85258

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 48-52 of Bella, Vista Farms Parcels C-D -Parcel 2; Lots 90-94 -
Bella Vista Farms, Parcels C-D Parcel 5
, AZ

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

Starlight Homes Arizona L.L.C.
7600 E. Doubletree Ranch Rd, Suite 240
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 _____ County of _____
 Subscribed and sworn to before me on this _____ day of _____ 20 23
 Notary Public _____
 Notary Expiration Date _____

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2023-076008
 RECORD DATE 10/13/2023

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: \$1,076,750 **00**

11. DATE OF SALE (Numeric Digits): 10/21

12. DOWN PAYMENT Month/Year
\$1,076,750 **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 1055548B1)
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 12 day of Oct 20 23
 Notary Public Debra K. Nation
 Notary Expiration Date 12-24-24

See attached

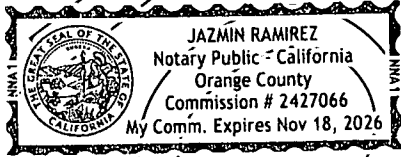
DEBRA K. NATION
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 595489
 Expires December 24, 2024

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

Subscribed and sworn to (or affirmed) before me on this 11th
day of October, 2023, by Leigh Austin

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature Jazmin Ramirez

Large, faint, diagonal watermark text reading 'Jazmin Ramirez' is visible across the bottom right portion of the page.

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