

FIRST AMERICAN TITLE



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 12/14/2023 1658

FEE: \$30.00

PAGES: 5

FEE NUMBER: 2023-090481

When recorded mail to:

Beazer Homes  
1130 N. Alma School Road, Suite 110  
Mesa, AZ 85201

Attn: Paul Haggerty

NCS 1192529

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, El Dorado Land Development, Inc., an Arizona corporation, the Grantor, does hereby convey to Beazer Homes Holdings, LLC, a Delaware limited liability company, the Grantee, the following real property situated in Pinal County, Arizona ("**Property**"), together with all rights and privileges appurtenant thereto and any improvements located thereon:

SEE **EXHIBIT A** ATTACHED HERETO AND  
INCORPORATED HEREIN BY THIS REFERENCE.

SUBJECT TO all general and special real property taxes and other assessments; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/NSPS survey or inspection of the Property, and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

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


DATED: December 14, 2023

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**GRANTOR:**

El Dorado Land Development, Inc., an Arizona corporation

By:

  
James Kenny, Its President

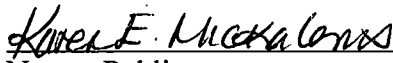
State of Arizona )

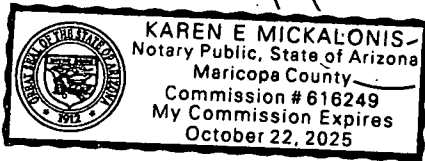
) ss.

County of Maricopa )

Acknowledged before me this 13 day of December, 2023, by James Kenny, the President of El Dorado Land Development, Inc., an Arizona corporation, on behalf thereof.

Notary Seal/Stamp

  
Notary Public



**Exhibit "A"**

**Legal Description**

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

A PORTION OF EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AT THE CENTER QUARTER CORNER OF SAID SECTION 9, FROM WHICH A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 9, BEARS NORTH 89 DEGREES 34 MINUTES 21 SECONDS EAST (BASIS BEARING), 2,681.53 FEET;

THENCE NORTH 89 DEGREES 34 MINUTES 21 SECONDS EAST, 589.78 FEET;

THENCE SOUTH 0 DEGREES 25 MINUTES 39 SECONDS EAST, 186.86 FEET TO THE POINT OF BEGINNING;

BEGINNING ON A CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 19 DEGREES 55 MINUTES 54 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 39.27 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS;

THENCE NORTH 19 DEGREES 55 MINUTES 54 SECONDS EAST, 87.30 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET;

THENCE NORTHWESTERLY 41.96 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 96 DEGREES 10 MINUTES 22 SECONDS;

THENCE NORTH 14 DEGREES 00 MINUTES 31 SECONDS EAST, 50.00 FEET;

THENCE NORTH 13 DEGREES 46 MINUTES 55 SECONDS EAST, 120.57 FEET;

THENCE SOUTH 75 DEGREES 46 MINUTES 42 SECONDS EAST, 15.90 FEET;

THENCE NORTH 16 DEGREES 06 MINUTES 25 SECONDS EAST, 170.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 16 DEGREES 06 MINUTES 25 SECONDS WEST A DISTANCE OF 910.00 FEET;

THENCE NORTHWESTERLY 23.94 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 1 DEGREE 30 MINUTES 26 SECONDS;

THENCE NORTH 14 DEGREES 35 MINUTES 58 SECONDS EAST, 120.47 FEET;

THENCE NORTH 76 DEGREES 50 MINUTES 36 SECONDS WEST, 34.92 FEET;

THENCE NORTH 14 DEGREES 53 MINUTES 36 SECONDS EAST, 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 14 DEGREES 53 MINUTES 36 SECONDS WEST A DISTANCE OF 925.00 FEET;

THENCE SOUTHEASTERLY 75.27 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 4 DEGREES 39 MINUTES 45 SECONDS;

THENCE NORTH 19 DEGREES 33 MINUTES 21 SECONDS EAST, 170.47 FEET;

THENCE NORTH 71 DEGREES 53 MINUTES 53 SECONDS WEST, 55.59 FEET;

THENCE NORTH 74 DEGREES 28 MINUTES 50 SECONDS WEST, 39.93 FEET;

THENCE NORTH 17 DEGREES 14 MINUTES 06 SECONDS EAST, 120.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 17 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 935.00 FEET;

THENCE NORTHWESTERLY 2.30 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 0 DEGREES 08 MINUTES 28 SECONDS;

THENCE NORTH 17 DEGREES 05 MINUTES 39 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHERLY, FROM WHICH THE RADIUS POINT BEARS NORTH 17 DEGREES 05 MINUTES 39 SECONDS EAST A DISTANCE OF 25.00 FEET;

THENCE EASTERLY 14.85 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 34 DEGREES 01 MINUTES 56 SECONDS;

THENCE NORTH 19 DEGREES 55 MINUTES 54 SECONDS EAST, 231.20 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 56 DEGREES 48 MINUTES 06 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHWESTERLY 17.13 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 39 DEGREES 15 MINUTES 21 SECONDS;

THENCE NORTH 17 DEGREES 32 MINUTES 44 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHWEST, FROM WHICH THE RADIUS POINT BEARS SOUTH 17 DEGREES 32 MINUTES 44 SECONDS WEST A DISTANCE OF 1276.00 FEET;

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THENCE NORTH 0 DEGREES 32 MINUTES 06 SECONDS WEST, 228.77 FEET;

THENCE NORTH 89 DEGREES 27 MINUTES 54 SECONDS EAST, 340.15 FEET;

THENCE SOUTH 0 DEGREES 25 MINUTES 51 SECONDS EAST, 174.54 FEET;

THENCE SOUTH 12 DEGREES 34 MINUTES 59 SECONDS WEST, 100.28 FEET;

THENCE SOUTH 19 DEGREES 55 MINUTES 54 SECONDS WEST, 55.00 FEET;

THENCE SOUTH 70 DEGREES 04 MINUTES 06 SECONDS EAST, 127.91 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 46 DEGREES 29 MINUTES 24 SECONDS WEST A DISTANCE OF 25.00 FEET;

THENCE NORTHEASTERLY 10.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23 DEGREES 34 MINUTES 41 SECONDS;

THENCE SOUTH 70 DEGREES 04 MINUTES 06 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 70 DEGREES 04 MINUTES 06 SECONDS EAST A DISTANCE OF 25.00 FEET;

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THENCE SOUTH 6 DEGREES 25 MINUTES 12 SECONDS EAST, 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE NORTHWEST, FROM WHICH THE RADIUS POINT BEARS NORTH 6 DEGREES 25 MINUTES 12 SECONDS WEST A DISTANCE OF 325.00 FEET;

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THENCE SOUTH 38 DEGREES 12 MINUTES 39 SECONDS EAST, 127.43 FEET;

THENCE SOUTH 51 DEGREES 47 MINUTES 21 SECONDS WEST, 113.11 FEET;

THENCE SOUTH 40 DEGREES 44 MINUTES 55 SECONDS EAST, 50.05 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHEAST, FROM WHICH THE RADIUS POINT BEARS SOUTH 38 DEGREES 12 MINUTES 39 SECONDS EAST A DISTANCE OF 25.00 FEET;

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THENCE SOUTHWESTERLY 987.66 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 33 DEGREES 29 MINUTES 04 SECONDS TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET;

THENCE SOUTHWESTERLY 38.47 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88 DEGREES 09 MINUTES 44 SECONDS;

THENCE NORTH 70 DEGREES 04 MINUTES 06 SECONDS WEST, 618.11 FEET TO THE POINT OF BEGINNING;

EXCEPTING THOSE PORTIONS CONVEYED TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, BY WARRANTY DEED RECORDED NOVEMBER 17, 2021 AS 2021-145793 OF OFFICIAL RECORDS; AND

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.

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 210-09-001A 3

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? 1

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

- (1) 210-09-004C 6 (3)
- (2) \_\_\_\_\_ (4)

**2. SELLER'S NAME AND ADDRESS:**

EL DORADO LAND DEVELOPMENT, INC.

c/o El Dorado Holdings, Inc. 7600 East Doubletree Ranch Road, Ste. 3

Scottsdale, AZ 85258

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

BEAZER HOMES HOLDINGS, LLC

1130 North Alma School Road Suite 110

Mesa, Arizona 85201

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

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**

Bella Vista-Phase 4-Parcel 8

Pinal County, AZ

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

BEAZER HOMES HOLDINGS, LLC

1130 North Alma School Road Suite 110

Mesa, Arizona 85201

(b) Next tax payment due Oct 1, 2024

**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."

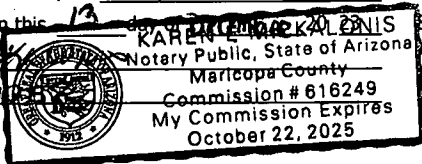
8. If you checked e or f in item 6 above, indicate the number of units: \_\_\_\_\_  
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 13 day of Dec 2023

Notary Public Carla J. Senteno  
Notary Expiration Date 10-30-2024



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2023-090481  
RECORD DATE 12/14/2023

**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:** \$6,354,995.12 00

09/23

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

**12. DOWN PAYMENT** \$0.00 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  
2555 E. Camelback Road, Suite 350  
Phoenix, AZ 85016  
Phone (602)567-8100

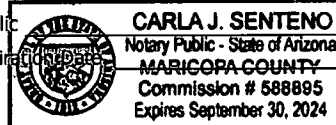
**18. LEGAL DESCRIPTION (attach copy if necessary):**

See Exhibit "A" attached hereto

Signature of Buyer / Agent \_\_\_\_\_  
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 13 day of Dec 2023

Notary Public Carla J. Senteno  
Notary Expiration Date 9-30-2024



**Exhibit "A"**

**Legal Description**

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

A PORTION OF EAST HALF OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AT THE CENTER QUARTER CORNER OF SAID SECTION 9, FROM WHICH A 1" IRON PIPE AT THE EAST QUARTER CORNER OF SAID SECTION 9, BEARS NORTH 89 DEGREES 34 MINUTES 21 SECONDS EAST (BASIS BEARING), 2,681.53 FEET;

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THENCE NORTH 70 DEGREES 04 MINUTES 06 SECONDS WEST, 618.11 FEET TO THE POINT OF BEGINNING;

EXCEPTING THOSE PORTIONS CONVEYED TO PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA, BY WARRANTY DEED RECORDED NOVEMBER 17, 2021 AS 2021-145793 OF OFFICIAL RECORDS; AND

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.