

FIDELITY NATIONAL TITLE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

WHEN RECORDED RETURN TO:

Starlight Homes Arizona L.L.C.
8655 East Via de Ventura, Suite F-250
Scottsdale, Arizona 85258
Attn: Jeremy Ramsdell

DATE/TIME: 04/10/2024 1135
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-026115

55005435 1 of 1

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, the undersigned, **GG MAGIC RANCH LIMITED PARTNERSHIP**, a Delaware limited partnership ("**Grantor**") does hereby convey to **STARLIGHT HOMES ARIZONA L.L.C.**, a Delaware limited liability company ("**Grantee**"), whose address is 8655 East Via de Ventura, Suite F-250, Scottsdale, Arizona 85258, the following described real property situated in Pinal County, Arizona (the "**Lots**") together with (a) any buildings, structures and improvements of any kind associated with and located on the Lots, (b) all rights-of-way, easements and privileges appurtenant to the Lots, (c) all ingress and egress easements and agreements, and/or property rights associated with the Lots, (d) all oil, gas, and minerals, and all water and water rights appurtenant to or used in connection with the Lots, and (e) all other appurtenances, rights, and privileges benefiting, belonging or pertaining to the Lots (collectively, the "**Property**");

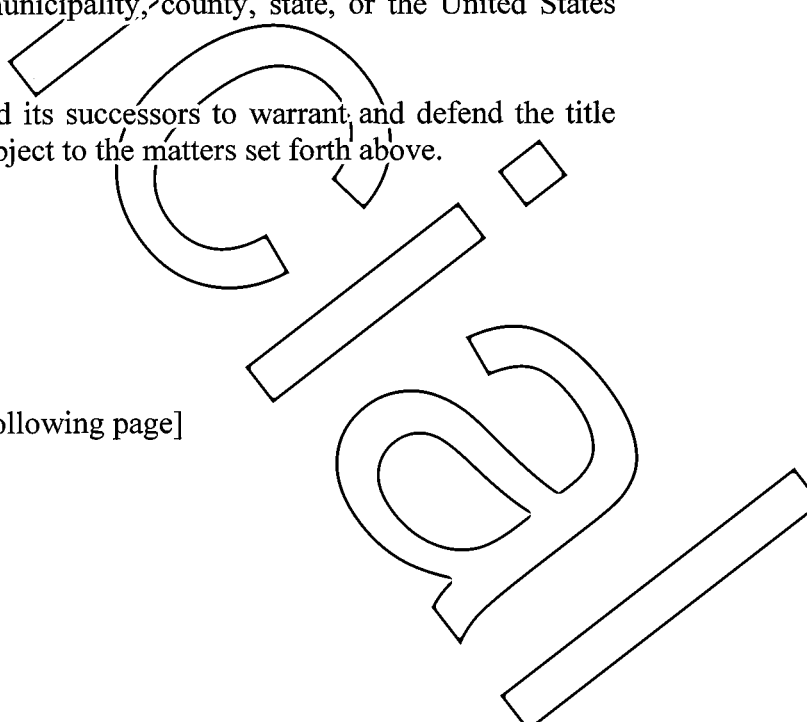
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS
REFERENCE MADE A PART HEREOF

SUBJECT TO: current taxes and other current applicable assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA/NSPS survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

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

Dated: April 10th, 2024.

[Signature on following page]



GRANTOR:

GG Magic Ranch Limited Partnership, a Delaware limited partnership

By: GG Magic Ranch GP Inc., a Delaware corporation

Its: General Partner

By: _____

Name: Michael Kirchmair

Title: Vice-President

By: _____

Name: Kathryn Borgatti

Title: Vice-President

PROVINCE OF ONTARIO)

) ss.

City of Toronto

This instrument was acknowledged before me on this 4th day of April, 2024, by Michael Kirchmair and Kathryn Borgatti, the Vice-President(s) of GG Magic Ranch GP Inc., a Delaware corporation, the General Partner of GG Magic Ranch Limited Partnership, a Delaware limited partnership, for and on behalf of the partnership.

Notary Public

My commission expires: Does not expire



EXHIBIT A

Legal Description

LOTS 122 THROUGH 125, INCLUSIVE, AND 504 THROUGH 507, INCLUSIVE, ACCORDING TO THE FINAL PLAT FOR PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH RECORDED IN CABINET F, SLIDE 073 THEREOF, OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA AND AFFIDAVIT OF CORRECTION RECORDED AS 2005-143719, OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

Source

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 200-03-504
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? 7

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

(1) 200-03-505, 200-03-506 (2) 200-03-507, 200-03-122

(3) 200-03-123, 200-03-124 (4) 200-03-125

2. SELLER'S NAME AND ADDRESS:

GG Magic Ranch Limited Partnership
351 King Street East, 13th Floor
Toronto, ON, Canada M5A 0L6

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

Starlight Homes Arizona L.L.C.
8655 E 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:

8 Lots - Magic Ranch
AZ

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

Same as #3

(b) Next tax payment due March 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. Agricultural
- 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.

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-026115
RECORD DATE 04/10/2024

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: \$ 400,000.00

11. DATE OF SALE (Numeric Digits): 12 / 19
Month / Year

12. DOWN PAYMENT \$ 400,000.00

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:

\$ 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):

All parties herein

18. LEGAL DESCRIPTION (attach copy if necessary):

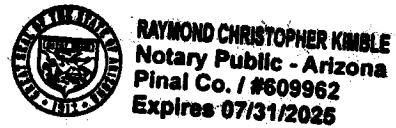
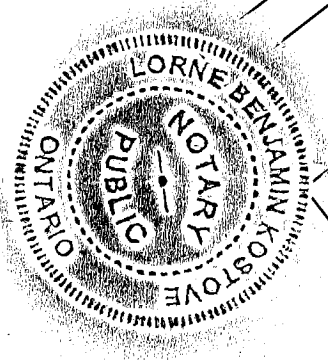
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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.

GG Magic Ranch Limited Partnership, a Delaware limited partnership, by its general partner GG Magic Ranch GP Inc., a Delaware corporation

Signature of Seller / Agent [Signature] Michael Kirchmair Vice-President
[Signature] Kathryn Bergatti Vice-President
Province of Ontario, City of Toronto
Subscribed and sworn to before me on this 4th day of April 2024
Notary Public [Signature]
Notary Expiration Date: Does not expire

[Signature]
Signature of Buyer / Agent
State of AZ, County of MOHICOPA
Subscribed and sworn to before me on this 9 day of April 2024
Notary Public [Signature]
Notary Expiration Date 7-31-25



DUPLICATE

EXHIBIT "A"
Legal Description

Lots 504, 505, 506, 507, 122, 123, 124 and 125 PARCEL G AND PORTIONS OF PARCELS K AND F AT MAGIC RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 73, and thereafter, Affidavit of Correction recorded in Recording No. 2005-143719, records of Pinal County, Arizona.

NOFFIS