



DATE/TIME: 05/16/2024 1254  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-036859

# FIDELITY NATIONAL TITLE

When Recorded Return To:

BRP Homes Arizona LLC  
14648 N. Scottsdale Road, Suite 290  
Scottsdale, Arizona 85254  
Attn: Nicole Burdette

4 of 5

FM 55240138

## SPECIAL WARRANTY DEED

FOR TEN DOLLARS and other valuable consideration, BROOKFIELD ASLD 8500 LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to BRP HOMES ARIZONA LLC, a Delaware limited liability company ("Grantee"), the real property legally described on Exhibit "A" attached hereto (the "Property"), together with all improvements located on the Property and all rights, benefits, privileges and appurtenances of Grantor pertaining thereto (the "Appurtenant Interests"),

SUBJECT TO: all taxes and other assessments, zoning and other governmental restrictions, reservations in patents and all covenants, conditions, restrictions, easements, rights-of-way, encumbrances, liens, obligations and liabilities which are of record, and all other matters of record and matters that could be disclosed by a visual inspection or ALTA survey of the Property.

AND FURTHER SUBJECT TO:

- (a) the Declaration of Covenants, Conditions, Restrictions and Easements for Blossom Rock, recorded as Document No. 2022-072799, in the official records of Pinal County, Arizona,
- (b) the Declaration of Covenants, Conditions, Restrictions and Easements for Blossom Rock Residential Community, recorded as Document No. 2022-072800, in the official records of Pinal County, Arizona,
- (c) the Community Recreation Covenant for Blossom Rock Residential Community, recorded as Document No. 2022-072801, in the official records of Pinal County, Arizona,
- (d) the Supplemental Community Declaration and Supplemental Residential Declaration for Blossom Rock Phase 1, recorded as Document No. 2023-036980, in the official records of Pinal County, Arizona,
- (e) the Third Amendment to Supplemental Community Declaration and Supplemental Residential Declaration for Blossom Rock Phase 1, recorded against the Property concurrently herewith,
- (f) the Declaration of Builder Covenants recorded against the Property concurrently herewith,
- (g) the Construction Rules for Blossom Rock, dated January 1, 2023, and

(h) the rules, regulations and guidelines (including any architectural or design review committee) established pursuant to any of the foregoing,

which documents, together with any and all amendments and supplements thereto, impose upon the Property and other real property, under a general plan of development, certain covenants, conditions, restrictions, easements, servitudes and other provisions running with the land and binding title to the Property and all owners of any portion thereof or interest therein, whether or not referenced in any future deed or instrument.

Grantor hereby warrants title to the Property against all acts of Grantor and no other, subject to the matters set forth above; Grantor makes no warranty whatsoever as to the Appurtenant Interests.

Dated this 15 day of May, 2024.

BROOKFIELD ASLD 8500 LLC, a Delaware limited liability company

By: [Signature] ERIC J. TUNE

Its: SR. VICE PRESIDENT

By: [Signature]

Its: President

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

The foregoing Special Warranty Deed was acknowledged before me this 14<sup>th</sup> day of May, 2024, by ERIC J. TUNE, the SR. VICE PRESIDENT and W. DEAN McDONALD, the PRESIDENT of BROOKFIELD ASLD 8500 LLC, a Delaware limited liability company.

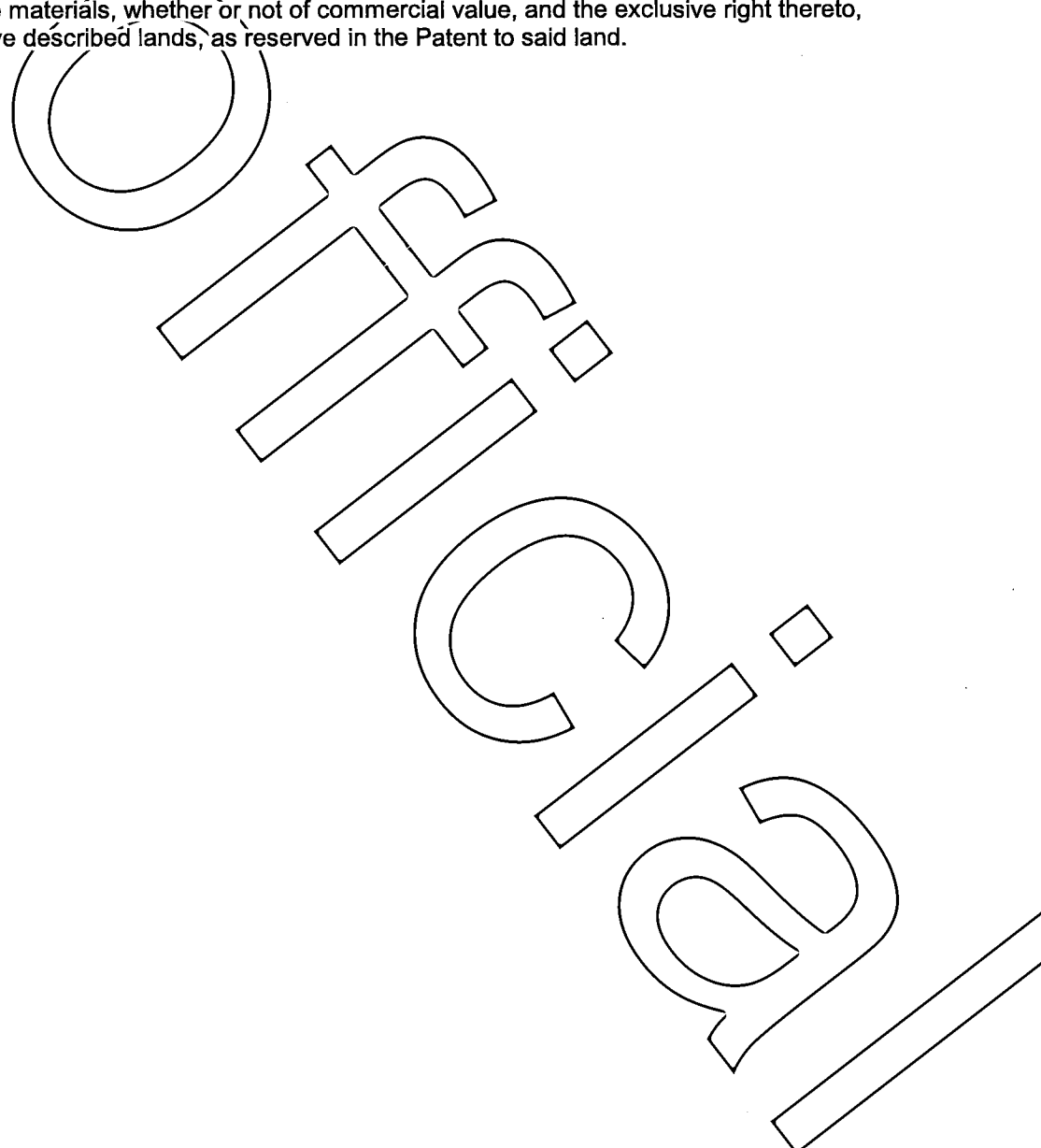
[Signature]  
Notary Public

My commission expires:  
9-20-2024





**EXHIBIT "A"**



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

Lots 256 through 273, inclusive; 402 and 403, of BLOSSOM ROCK PHASE 1, according to the plat recorded in Fee No. 2022-084918 and Affidavit of Correction recorded in Recording No. 2023-036163, records of Pinal County, Arizona;

EXCEPTING therefrom all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, as reserved in the Patent to said land.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 110-01-2560 through 110-01-2730  
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? 2

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

- (1) 110-01-4020 (3) \_\_\_\_\_
- (2) 110-01-4030 (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:

BROOKFIELD ASLD 8500 LLC  
14648 N. Scottsdale Road, Suite 290  
Scottsdale 85254

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

BRP HOMES ARIZONA LLC  
14648 N. Scottsdale Road, Suite 290  
Scottsdale, AZ 85254

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

If Yes, state relationship: Common Ownership

4. ADDRESS OF PROPERTY:

Mariposa-20 lots  
Apache Junction, AZ 85117

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

BRP HOMES ARIZONA LLC  
14648 N. Scottsdale Road, Suite 290  
Scottsdale, AZ 85254

(b) Next tax payment due October 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.  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:

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 AZ County of Maricopa  
Subscribed and sworn to before me this 15 day of May 20 24  
Notary Public Melodie Hutton  
Notary Expiration Date 04/15/28

DOR FORM 82162 (02/2019)



**MELODIE HUTTON**  
Notary Public - Arizona  
Maricopa Co. / #665341  
Expires 04/15/2028

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-036859  
RECORD DATE 05/16/2024

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: \$ 3,270,000 00

11. DATE OF SALE (Numeric Digits): 05/2024  
Month / Year

12. DOWN PAYMENT \$ 3,270,000 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: \_\_\_\_\_

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):

Parties noted herein

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent \_\_\_\_\_  
State of AZ County of Maricopa  
Subscribed and sworn to before me this 15 day of May 20 24  
Notary Public Melodie Hutton  
Notary Expiration Date 04/15/28



**MELODIE HUTTON**  
Notary Public - Arizona  
Maricopa Co. / #665341  
Expires 04/15/2028

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EXCEPTING therefrom all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, as reserved in the Patent to said land.

OFFICIALS