



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 06/28/2024 1103  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2024-049077

FIRST AMERICAN TITLE

RECORDING REQUESTED BY

First American Title

WHEN RECORDED RETURN TO:

STARLIGHT HOMES ARIZONA L.L.C.  
8655 E. Via de Ventura, Suite F-250  
Scottsdale, AZ 85258  
Attention: Jeremy Ramsdell  
NCS-1061201M

Space Above This Line Reserved for Recorder's Use

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### SPECIAL WARRANTY DEED

THIS DEED made this 28 th day of June, 2024, by and between

GRANTOR

GRANTEE

**ARROYO CAP II-2, LLC,**  
a Delaware limited liability company

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

with a mailing address of:

with a mailing address of:

18575 Jamboree Road, Suite 350  
Irvine, CA 92612

8655 E. Via de Ventura, Suite F-250  
Scottsdale, AZ 85258

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

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 2024 not yet due and payable; and
5. All matters of record.

[Signatures begin on following page]

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IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this day of June, 2024, and delivered as of the date indicated on the first page of this Deed.

ARROYO CAP II-2, LLC,  
a Delaware limited liability company

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

By: Jeffrey B. Brouette  
Name: Jeffrey B. Brouette  
Title: Executive Vice President

ARROYO CAPITAL II, LLC

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 June 26, 2024, before me, Rachel Mayo,  
(insert name and title of the officer)

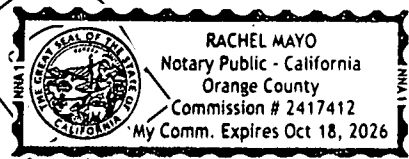
Notary Public, personally appeared Jedrey B Brannette,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by 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 *Jedrey B Brannette*

(Seal)



*Large diagonal watermark text: "Jedrey B Brannette"*



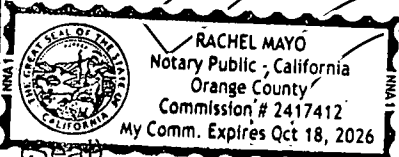


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup>  
day of June, 2024, by Jeffrey B Brantley

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



(Seal)

Signature Rachel Mayo

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

**Exhibit "A "**

Lots 238 through 247, inclusive, of MAGMA RANCH II-UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 193.

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