

Thomas Title & Escrow



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

WHEN RECORDED, RETURN TO:

CENTURY COMPLETE
Attn: Elizabeth Holloway, Esq.
2325 Lakeview Parkway, Suite 600
Alpharetta, GA 30009

DATE/TIME: 09/03/2024 1310
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2024-066790

2
24A22374

(FOR RECORDING INFORMATION ONLY)

SPECIAL WARRANTY DEED

FOR Ten Dollars (\$10.00) and other good and valuable consideration, **RMG CGM 114, L.L.C.**, an Arizona limited liability company ("**Grantor**"), hereby sells and conveys to **WJH SALES OF AZ LLC**, an Arizona limited liability company ("**Grantee**"), the real property situated in Pinal County, Arizona described on **Exhibit A** attached hereto and incorporated herein by this reference together with all of Grantor's right, title, and interest in and to any rights, privileges, rights-of-way and easements appurtenant thereto (the "**Property**").

The Grantor, for itself and its successors, hereby warrants title to the Property as against all acts of Grantor herein and none other, subject only to: (1) those matters set forth on **Exhibit B** attached hereto and by this reference incorporated herein; and (2) any other matters which would be disclosed by a correct survey or inspection of the Property.

Dated this 3rd day of September, 2024.

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RECEIVED
SEP 3 2024

RMG CGM 114, L.L.C., an Arizona limited liability Company

By: **RMG RES-1C, L.L.C.**,
an Arizona limited liability company,
its Administrator

By: _____
Name: Adrian M. Gough
Its: Authorized Officer

STATE OF ARIZONA)

COUNTY OF MARICOPA)

) ss.

On this 30th day of August, 2024, before me, the undersigned Notary Public, personally appeared Adrian M. Gough, who acknowledged himself to be the Authorized Officer of, **RMG RES-1C, L.L.C.**, an Arizona limited liability company and Administrator of, **RMG CGM 114, L.L.C.**, an Arizona limited liability company, and that he, as such officer, being authorized so to do, executed the foregoing instrument on behalf of the company for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Laurie A. Drake
Notary Public

My commission expires:

August 14, 2025



Exhibit A
to Special Warranty Deed
Property Description

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

LOTS 1 THROUGH 114, INCLUSIVE, AND TRACTS B THROUGH H, INCLUSIVE, OF COOLIDGE GATEWAY MANOR, ACCORDING TO CABINET G, SLIDE 54, OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

Exhibit B
to Special Warranty Deed

Permitted Exceptions

1. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the year 2024.
2. Liabilities and obligations imposed upon said land by reason of its inclusion within Pinal Active Management Area Groundwater Replenishment District and Central Arizona Water Conservation District.
3. Liabilities and obligations imposed upon said land by reason of its inclusion within Coolidge Gateway Manor Homeowners Association.
4. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
5. Water rights, claims, or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

6. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the land together with all rights, privileges and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B.

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

7. Easements, restrictions, reservations, conditions, set-back lines and all other matters as set forth on the plat recorded as Cabinet E, Slide 101, recorded as Cabinet E, Slide 132, recorded as Cabinet F, Slide 3 and recorded as Cabinet G, Slide 54.
8. Easement for water main and rights incident thereto, as set forth in instrument recorded as Docket 346, Page 124.
9. Easement for canal crossing and rights incident thereto, as set forth in instrument recorded as Docket 864, Page 153.
10. Easement for canal crossing and rights incident thereto, as set forth in instrument recorded as Docket 865, Page 741.
11. Terms and conditions as contained in instrument entitled Development Agreement, recorded as Docket 1688, Page 672.

12. Easement for pipelines and rights incident thereto, as set forth in instrument recorded as Docket 1978, Page 942.
13. Easement for water lines and rights incident thereto, as set forth in instrument recorded as 2001-046263, of Official Records.
14. Easement for electric lines and rights incident thereto, as set forth in instrument recorded as 2002-010911, of Official Records.
15. Easement for electric lines and rights incident thereto, as set forth in instrument recorded as 2004-055004, of Official Records.
16. Easement for electric lines and rights incident thereto, as set forth in instrument recorded as 2005-000063, of Official Records.
17. Terms and conditions as contained in instrument entitled Agreement and Notice of Municipal Provider reporting Requirements for Coolidge Gateway Manor Regarding Membership in the Central Arizona Groundwater Replenishment District, recorded as 2005-172567, of Official Records.
18. Terms and conditions as contained in instrument entitled Declaration of Covenants, Conditions and Restrictions for Coolidge Gateway Manor Regarding Membership in the Central Arizona Groundwater Replenishment District, recorded as 2005-172568, of Official Records.
19. Restrictions, Conditions, Covenants, Reservations, Liabilities and Obligations, including but not limited to any recitals creating easements or party walls contained in instrument recorded as 2007-095550, of Official Records.
20. Any facts about the land that a correct survey would disclose and that are not shown by the public records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 203-22-0010 through 203-22-1140
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? 113

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

- (1) _____ (3) _____
- (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

RMG CGM-114, LLC, an Arizona limited liability company
c/o Vaulter, 8800 N. Gainey Center Dr., Ste. 255
Scottsdale, AZ 85258

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

WJH Sales of AZ LLC, an Arizona limited liability company
2325 Lakeview Pkwy, Suite 600
Alpharetta, GA 30009

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Lots 1 through 114, inclusive and Tracts B through H, inclusive,
Coolidge Gateway Manor
Coolidge, AZ 85128

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

WJH Sales of AZ LLC, an Arizona limited liability company
2325 Lakeview Pkwy, Suite 600
Alpharetta, GA 30009

(b) Next tax payment due 10/01/24

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
- Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

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 _____

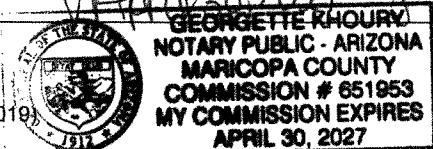
State of Arizona, County of Maricopa

Subscribed and sworn to before me

on this 30 day August of 2024

Notary Public _____

Notary Expiration Date April 30, 2027



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-066790
RECORD DATE 09/03/2024

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other

10. SALE PRICE: \$ 4,332,000.00

11. DATE OF SALE (Numeric Digits): 05/24
Month / Year

12. DOWN PAYMENT \$ 4,332,000 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

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): BUYER AND SELLER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer / Agent _____

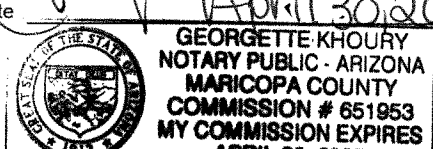
State of Arizona, County of Maricopa

Subscribed and sworn to before me on this

30 day August of 2024

Notary Public _____

Notary Expiration Date April 30, 2027



File No.: 24AZ2374

EXHIBIT "A"
Legal Description

LOTS 1 THROUGH 114, INCLUSIVE AND TRACTS B THROUGH H, INCLUSIVE, OF COOLIDGE GATEWAY MANOR, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 54.

NOFFICE