

FIRST AMERICAN TITLE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 09/04/2024 1445
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-067214

When recorded, return to:

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

WES-983577C17A

2/2

SPECIAL WARRANTY DEED

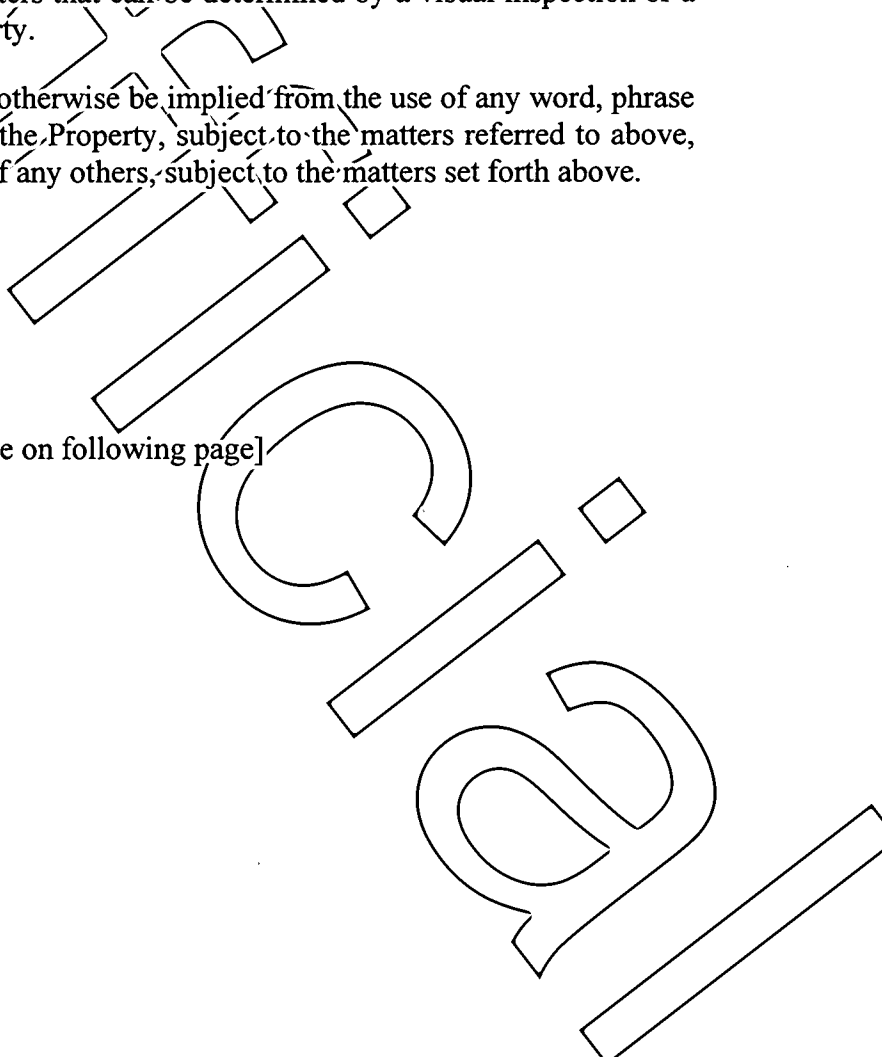
For good and valuable consideration, the receipt and sufficiency of which is acknowledged, JEN ARIZONA-52 LLC, an Arizona limited liability company, hereinafter called the "Grantor," hereby grants and conveys to STARLIGHT HOMES ARIZONA L.L.C., a Delaware limited liability company, fee title to the real property described on *Exhibit A* attached hereto and incorporated herein by this reference and situated in Pinal County, Arizona, together with all improvements and fixtures thereon and all rights, privileges and entitlements appurtenant thereto;

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others, subject to the matters set forth above.

Dated September 4, 2024

[Signature on following page]



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-33-2150 - SPLIT
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? 8

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

- (1) 109-33-2160 (3) 109-33-2190
(2) 109-33-2180 (4) 109-33-1110 - 109-33-1150

2. SELLER'S NAME AND ADDRESS:

JEN Arizona 52 LLC
c/o Terra West Communities 2222 W. Pinnacle Peak Rd, #340
Phoenix, AZ 85027

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

Starlight Homes Arizona L.L.C.
8655 E Via Del Ventura, Suite F-250
Scottsdale, AZ 85258

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 108-112, 212, 213, 215, and 216, of Wales Ranches Unit 1
San Tan Valley, AZ

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

Starlight Homes Arizona L.L.C.
8655 E Via Del Ventura, Suite F-250
Scottsdale, AZ 85258

(b) Next tax payment due October 1, 2024

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land f. Commercial or Industrial Use
- b. Single Family Residence g. Agriculture
- 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.

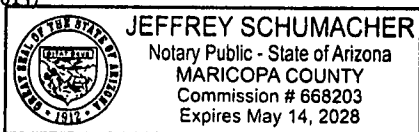
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units: n/a
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 [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3rd day of September 20 24
Notary Public [Signature]
Notary Expiration Date 5-14-2028

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-067214
RECORD DATE 09/04/2024

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: \$774,189.00 00

11. DATE OF SALE (Numeric Digits): 02/21
Month/Year

12. DOWN PAYMENT \$-0- 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
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback) 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 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 - (NCS 983577C17A)
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 [Signature]
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this 3rd day of September 20 24
Notary Public [Signature]
Notary Expiration Date 5-14-2028

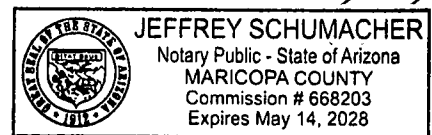


EXHIBIT "A"

Lots 108 through 112, inclusive, 212, 213, 215 and 216, of WALES RANCHES UNIT 1 - PARCEL 1.1A, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-048898 of Official Records and Affidavit of Correction recorded August 01, 2023, as 2023-056414 of Official Records.

Wales Ranches