



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/07/2024 1400
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-076775

FIRST AMERICAN TITLE

After recording return to:

Weekley Homes, LLC
8058 S. Priest Dr., Suite-104
Tempe, AZ 85284

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **DRP AZ 3, LLC**, a Delaware limited liability company ("**Grantor**"), hereby conveys to **WEEKLEY HOMES, LLC**, a Delaware limited liability company ("**Grantee**"), whose address is 8058 S. Priest Dr., Suite 104, Tempe, AZ 85284, that real property situated in Pinal County, Arizona, and legally described on **Exhibit A** attached hereto and incorporated herein by this reference, together with all improvements thereon and all rights, interests, privileges and easements appurtenant thereto (collectively, the "**Property**").

SUBJECT TO those certain matters set forth on **Exhibit B** attached hereto (the "**Permitted Exceptions**").

AND GRANTOR hereby binds itself and its successors to forever warrant and defend the title against the acts of Grantor and no other, subject to the Permitted Exceptions.

[NO FURTHER TEXT ON THIS PAGE – SIGNATURE FOLLOWS]

DATED this 7TH day of OCTOBER, 2024.

GRANTOR:

DRP AZ 3, LLC,
a Delaware limited liability company

By: DW General Partner, LLC, a Delaware
limited liability company, its manager

By: Houdin Honarvar
Name: Houdin Honarvar
Title: Authorized Signatory

STATE OF NEW YORK)
) ss.
County of New York)

The foregoing instrument was acknowledged before me this 3rd day of October, 2024, by Houdin Honarvar, the Authorized Signatory of DW General Partner, LLC, a Delaware limited liability company, the manager of DRP AZ 3, LLC, a Delaware limited liability company, on behalf of the limited liability company.

Josephine G. Cimino
Notary Public

My commission expires:
7-5-2028

JOSEPHINE G CIMINO
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01C10026551
Qualified in Nassau County
My Commission Expires 7-5-2028

EXHIBIT "A"

Legal Description

LOTS 445, 449, 465 AND 466, OF BLOSSOM ROCK PHASE 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-084918 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED IN FEE NO. 2023-036163 OF OFFICIAL RECORDS.

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, SHALL BE AND REMAIN AND ARE HEREBY RESERVED IN AND RETAINED BY THE STATE OF ARIZONA, TOGETHER WITH THE RIGHT OF THE STATE OF ARIZONA, ITS LESSEES OR PERMITTEES TO ENTER UPON THOSE LANDS FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT AND REMOVAL OF THE ABOVE DESCRIBED SUBSTANCES AS PROVIDED BY THE RULES OF THE STATE LAND DEPARTMENT AND THE LAWS OF ARIZONA AS RESERVED IN THE PARTIAL PATENT RECORDED JUNE 15, 2023 AS 2023-043871 OF OFFICIAL RECORDS OF PINAL COUNTY, ARIZONA.

PLAT OF RECORD

EXHIBIT "B"

Permitted Exceptions

1. Matters affecting caption property disclosed on recorded plat for Blossom Rock Phase 1, recorded at 2022-84918, Pinal County Recorder's Office.
2. Ad valorem property taxes for calendar year 2024 and subsequent years, not yet due and payable, together with subsequent assessments for prior year due to changes in the use or ownership, or both, of the Property.
3. All other applicable reservations in patents, water rights, claims or title to water and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other matters of record as of the date hereof.
4. Any lien or encumbrance relating to general or special assessments levied against the applicable Lots by any federal, state or local governmental or quasi-governmental entity or agency, including any financing district and not arising as a result of any act of Grantor.
5. Any additional matters arising in connection with the Property due to any action or request of Grantee or its employees, contractors, agents or representatives;
6. Any additional matters existing for any reason other than the act (but not the mere omission) of Grantor that would be disclosed by an inspection or accurate ALTA/NSPS survey of the Property.
7. Any applicable exception to title existing at the time the Property was acquired by Grantor created thereafter for any reason other than the act (but not the mere omission) of Grantor.
8. Any exception required by a governmental or quasi-governmental authority in connection with the continued use, development, maintenance or construction of the Property in the manner contemplated by Grantee.

EXHIBIT "A"

Lots 445, 449, 465 and 466, of BLOSSOM ROCK PHASE 1, according to the plat of record in the Office of the County Recorder in Fee No. 2022- 84918 of Official 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, shall be and remain and are hereby reserved in and retained by the State of Arizona, together with the right of the State of Arizona, its lessees or permittees to enter upon those lands for the purpose of exploration, development and removal of the above described substances as provided by the rules of the State Land Department and the Laws of Arizona as reserved in the Patent recorded June 15, 2023 as 2023-043871 of Official Records.

OFFICIALS