



DATE/TIME: 11/01/2024 1446
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-084369

FIRST AMERICAN TITLE

WHEN RECORDED RETURN TO:

Berens Blonstein PLC
Attn: Matthew R. Berens, Esq.
7033 E. Greenway Parkway, Suite 210
Scottsdale, AZ 85254

NCS 1035441R
2/4

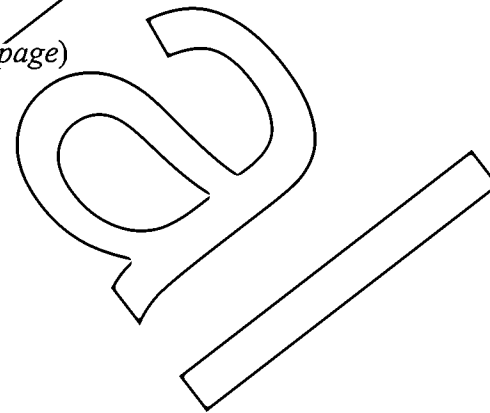
SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ARROYO CAP III-2, LLC**, a Delaware limited liability company ("**Grantor**"), hereby grants, sells and conveys to **LS-SAN TAN GATEWAY LLC**, a Delaware limited liability company ("**Grantee**"), the real property located in Pinal County, Arizona and described on Exhibit "A" attached hereto and incorporated herein by this reference, together with all of Grantor's right, title and interest, if any, in and to (a) all buildings, structures and improvements located thereon, including, without limitation, all irrigation ditches, gates, valves, pumps, tanks, and wells; (b) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights; (c) all oil, gas, and mineral rights not previously reserved; (d) any rights of Grantor to any adjoining strips or gores of property and any land lying within the bed of any adjoining street, highway, or waterway; and (e) any other rights or privileges appurtenant to such real property or used in connection therewith (collectively, the "**Property**");

SUBJECT ONLY TO non-delinquent real property taxes; reservations in patents; easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and other matters of record.

Grantor binds itself and its successors, heirs, legatees and personal representatives to warrant and defend title to the Property as against the acts of Grantor and none other. Furthermore, Grantor hereby assigns, transfers and conveys to Grantee any and all rights, remedies and warranties acquired by Grantor from Grantor's predecessors-in-title.

(Signature page and notary acknowledgment follow this page)



DATED as of the 15th day of November, 2024.

GRANTOR:

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

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

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

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

} ss.

On October 31, 2024 before me, Rachel Mayo, Notary Public,
(insert name and title of the officer)

personally appeared Jeffrey B. Brouette, 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 Rachel Mayo (Seal)

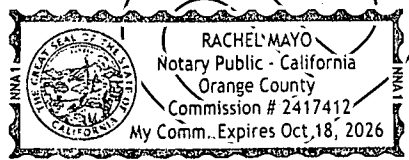


Exhibit "A" to Special Warranty Deed

Legal Description

Real property in the County of Pinal, State of Arizona, described as follows:

Lots 45 through 47, inclusive, according to the Final Plat for San Tan Gateway Unit 1A Parcel 18, recorded on October 19, 2022, as Instrument No. 2022-108913, in the official records of the County Recorder of Pinal County, Arizona.

And

Lots 19 through 22, inclusive, according to the Final Plat for San Tan Gateway Unit 1A Parcel 19, recorded on October 19, 2022, as Instrument No. 2022-108910, in the official records of the County Recorder of Pinal County, Arizona.

And

Lot 53, Lot 60, and Lot 61, according to the Final Plat for San Tan Gateway Unit 1A Parcel 20, recorded on October 19, 2022, as Instrument No. 2022-108914 and Affidavits of Correction recorded November 30, 2022, as Instrument No. 2022-119127, and September 29, 2023, as Instrument No. 2023-072757, in the official records of the County Recorder of Pinal County, Arizona.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-8770
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? 9

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

- (1) 210-24-8840, (3) 210-24-7340 - 210-24-7360
(2) 210-24-8850, (4) 210-24-5810 - 210-24-5840

2. SELLER'S NAME AND ADDRESS:

Arroyo Cap III-2, LLC
c/o Arroyo Capital, LLC 18575 Jamboree Rd, Suite 350
Irvine, CA 92612

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

LS-San Tan Gateway LLC
7600 E. Doubletree Ranch Rd, Suite 240
Scottsdale, AZ 85258

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Lots 45-47 (Parcel 18), Lots 19-22 (Parcel 19), Lots 53, 60 and 61 (Parcel 20), of San Tan Gateway Unit 1A

San Tan Valley, AZ

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

Landsea Homes of Arizona LLC
7600 E. Doubletree Ranch Rd, Suite 240
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]
Signature of Seller / Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this day of 20 24
Notary Public
Notary Expiration Date

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2024-084369
RECORD DATE 11/01/2024

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: \$1,127,826.00 00

11. DATE OF SALE (Numeric Digits): 09/22
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:

\$ 00 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 1035441R)
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
State of Arizona, County of Maricopa
Subscribed and sworn to before me on this day of 20 24
Notary Public
Notary Expiration Date

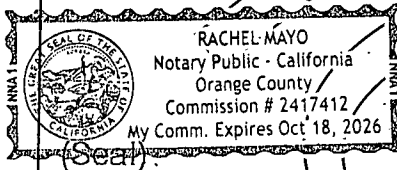
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 31st
day of October, 2024, by Tiffany B Boudette

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



Signature Rachel Mayo

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

EXHIBIT "A"

Parcel No. 1:

Lots 45 Through 47, Inclusive, of SAN TAN GATEWAY UNIT 1A PARCEL 18, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-108913, of Official Records.

Parcel No. 2:

Lots 19 Through 22, Inclusive, of SAN TAN GATEWAY UNIT 1A PARCEL 19, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-108910, of Official Records.

Parcel No. 3:

Lots 53, 60 and 61, of SAN TAN GATEWAY UNIT 1A PARCEL 20, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-108914, of Official Records; Affidavit of Correction recorded as 2022-119127 of Official Records and recorded as 2023-072757 of Official Records.