



DATE/TIME: 11/27/2024 1137
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2024-091701

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-10612010

Space Above This Line Reserved for Recorder's Use

SPECIAL WARRANTY DEED

THIS DEED made this 27th day of November, 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]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name this 26th day of November, 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. Brouelette
Name: Jeffrey B. Brouelette
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)

Rachel Mayo

On November 26, 2024, before me, _____,
(insert name and title of the officer)

Notary Public, personally appeared Jeffrey B Brashette,
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.

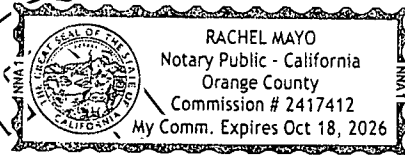
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rachel Mayo

(Seal)



DUPLICATE

Exhibit A

Property

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

LOTS 209 THROUGH 218, 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.

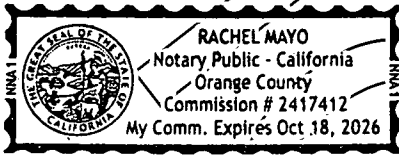
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 26th day of November, 2024, by Jeffrey B Brouckha

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



(Seal).

Signature Rachel Mayo

Handwritten signature: Rachel Mayo

Large diagonal watermark: 'Notary Public' in a stylized font.

Exhibit "A "

Lots 209 through 218, 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.

WORLDWIDE