



DATE/TIME: 12/02/2024 1609  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2024-092441

**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 10354415  
3/4

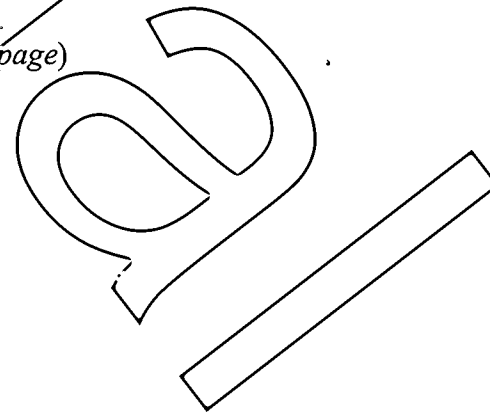
**SPECIAL WARRANTY DEED**

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 1<sup>st</sup> day of December, 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. 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 )  
  ) ss.  
COUNTY OF Orange

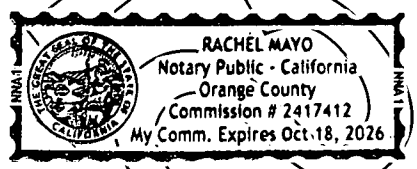
On November 26, 2024 before me, Rachel Mayo, Notary Public,  
(insert name and title of the officer)

personally appeared Jeffrey B. Brouelette, 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:

Lot 28, Lot 48, and Lot 49, 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

Lot 18 and Lots 116 through 118, 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 52, Lot 58, and Lot 59, 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**

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2024-092441  
RECORD DATE 12/02/2024

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-5800  
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) 210-24-6780 - 210-24-6800, (3) 210-24-7380 & 210-24-8760  
(2) 210-24-7170 & 210-24-7370 (4) 210-24-8820 & 210-24-8830

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 28, 48, 49 (Prcl 18), Lots 18;116-118 (Prcl 19), Lots 52, 58, 59 (Prcl 20), SanTan 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.

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) f.  Other financing; Specify:
- 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: 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 10354415)  
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.

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

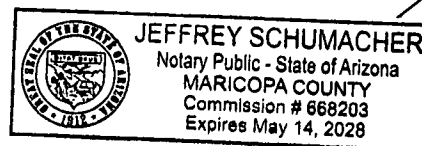
Subscribed and sworn to before me on this 11th day of 20 24

Notary Public  
Notary Expiration Date

Signature of Buyer / Agent  
State of Arizona County of Maricopa

Subscribed and sworn to before me on this 2nd day of December 20 24

Notary Public  
Notary Expiration Date



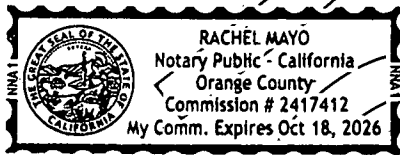
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup>  
day of November, 2024, by Tiffany B Brunette

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



(Seal)

Signature

Rachel M

Handwritten signature 'RACHEL M' and a large, faint watermark reading 'RACHEL M' diagonally across the bottom right of the page.

**EXHIBIT "A"**

Parcel No. 1:

Lots 28, 48 and 49, 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 18, 116 Through 118, 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 52, 58 and 59, 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.