



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/21/2025 1634
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-004572

FIRST AMERICAN TITLE

WHEN RECORDED, RETURN TO:

Meritage Homes of Arizona, Inc.
18655 North Claret Drive, Suite 400
Scottsdale, Arizona 85255
Attn: Arizona Regional Counsel

PCS-9607810

41

SPECIAL WARRANTY DEED

(Bella Vista, Arizona)

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned AG EHC-II (MTH) MULTI STATE 1, LLC, a Delaware limited liability company ("Grantor"), whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ 85255, hereby grants and conveys to MERITAGE HOMES OF ARIZONA, INC., an Arizona corporation ("Grantee"), whose address is 18655 North Claret Drive, Suite 400, Scottsdale, Arizona 85255, that certain real property situated in Pinal County, Arizona, described as follows (the "Lots"):

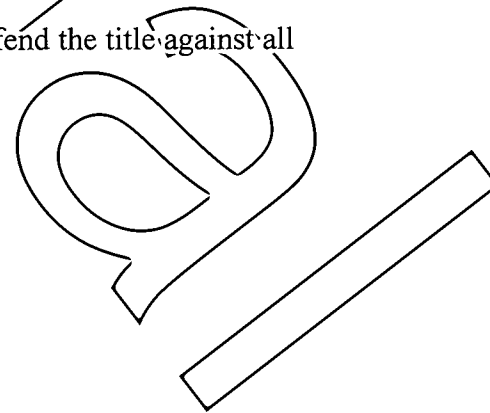
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to any master-planned community of which the Lots are a portion, any matter shown on the plat of the Lots referenced above, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, and any matter that would be disclosed by a current inspection or a current accurate ALTA/NSPS survey of the Lots.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no others, subject to the matters set forth above.

[Signature on Next Page]



EXECUTED this 17th day of January, 2025.

GRANTOR:

AG EHC II (MTH) MULTI STATE 1, LLC,
a Delaware limited liability company

By: Essential Housing Asset Management,
LLC, an Arizona limited liability company,
its Authorized Agent

By: Steven S. Benson
Steven S. Benson, its Manager

STATE OF ARIZONA)

COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 17th day of January, 2025, by means of physical presence, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (MTH) MULTI STATE 1, LLC, a Delaware limited liability company, for and on behalf thereof.

Angela Staten
Notary Public

(SEAL)

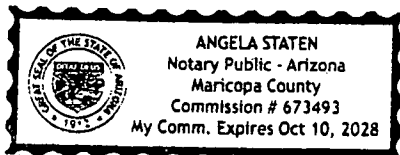


EXHIBIT A

LEGAL DESCRIPTION OF THE LOTS

(Bella Vista, Arizona)

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

LOTS 115 THROUGH 129, INCLUSIVE, 145 AND 146, OF BELLA VISTA TRAILS - UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2023-001919 OF OFFICIAL RECORDS.

Official Seal

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

COUNTY OF RECORDATION PINAL
 FEE NO 2025-004572
 RECORD DATE 01/21/2025

Primary Parcel: 210-86-1450
 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? 16

Please list the additional parcels below (attach list if necessary):
 (1) 210-86-1460 (3)
 (2) 210-86-1150 - 210-86-1290 (4)

2. SELLER'S NAME AND ADDRESS:

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

AG EHC II (MTH) Multi State 1, LLC
8585 East Hartford Drive Suite 118
Scottsdale, AZ 85255

- a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:

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

10. SALE PRICE: \$1,370,931.00 00

Meritage Homes of Arizona, Inc.
18655 N. Claret Drive, Suite 400
Scottsdale, AZ 85255

11. DATE OF SALE (Numeric Digits): 04/22
 Month/Year

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship:

12. DOWN PAYMENT \$ - 0 - 00

4. ADDRESS OF PROPERTY:

13. METHOD OF FINANCING:

Vacant Land
San Tan Valley, AZ

- a. Cash (100% of Sale Price) e. New loan(s) from Financial institution:
 b. Barter or trade (1) Conventional
 c. Assumption of existing loan(s) (2) VA
 (3) FHA
 f. Other financing; Specify:
 d. Seller Loan (Carryback)

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

Meritage Homes of Arizona, Inc.
18655 N. Claret Drive, Suite 400
Scottsdale, AZ 85255

14. PERSONAL PROPERTY (see reverse side for definition):

(b) Next tax payment due October 1, 2025

(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

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

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

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."

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:

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.

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company National Commercial Services - (NCS 960781U)
2555 E. Camelback Road, Suite 350
Phoenix, AZ 85016
 Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
 See Attached Exhibit "A"

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 21st day of Jan - 20 25
 Notary Public [Signature]
 Notary Expiration Date 4-4-27

Signature of Buyer / Agent [Signature]
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 21st day of Jan 20 25
 Notary Public [Signature]
 Notary Expiration Date 4-4-27

DOR FORM 82162 (04/2014)

EVA B. STUBBLEFIELD
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 646079
 EXPIRES APRIL 4, 2027

EVA B. STUBBLEFIELD
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 646079
 EXPIRES APRIL 4, 2027

Exhibit "A "

Lots 115 through 129, inclusive, 145 and 146, of BELLA VISTA TRAILS - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-001919 of Official Records.

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