



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 02/19/2025 1230
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-011947

FIRST AMERICAN TITLE

When Recorded Return To:

SFR Fund VI Borrower, LLC
PO Box 4090
Scottsdale, AZ 85261

WCS 12033310

1/2

SPECIAL WARRANTY DEED

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned, MERITAGE HOMES OF ARIZONA, INC., an Arizona corporation ("**Grantor**"), hereby grants, sells, and conveys to SFR FUND VI BORROWER, LLC, a Delaware limited liability company ("**Grantee**"), that certain real property described on Exhibit "A" attached hereto and incorporated herein by this reference ("**Property**"), together with Grantor's right, title and interest, if any, in and to the following: (a) all buildings, structures and improvements located on the Property; (b) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights related to the Property; (c) all oil, gas, and mineral rights related to the Property and not previously reserved; and (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.

Grantor hereby binds itself and its successors to warrant and defend the title to the Property, as against all acts of Grantor herein and no other, subject to all matters of record and any matters which would be revealed by an ALTA survey or an inspection of the Property.

[Signatures appear on following page]

DATED: Feb 17, 2025.

GRANTOR:

MERITAGE HOMES OF ARIZONA, INC.,
an Arizona corporation

By: Katya Schwallie
Name: Katya Schwallie
Title: Vice President of Finance - West Region

STATE OF Arizona)
County of Maricopa) ss.

Acknowledged before me this 17 day of February 2025, by
Katya Schwallie, the Vice President of Finance - West Region, of MERITAGE HOMES OF
ARIZONA, INC., an Arizona corporation, for and on behalf of the corporation.

Notary Seal/Stamp


Connie Macari
Notary Public
 **CONNIE MACARI**
Notary Public - Arizona
Maricopa Co. / #677851
Expires 01/31/2029

EXHIBIT "A"

**LOTS 99 THROUGH 105, INCLUSIVE, 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.**

UNOFFICIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-86-0990 - SPLIT
 BOOK MAP PARCEL

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? 6

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

- (1) 210-86-1000 (3) 210-86-1020 & 210-86-1030
 (2) 210-86-1010 (4) 210-86-1040 & 210-86-1050

2. SELLER'S NAME AND ADDRESS:

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

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

SFR Fund VI Borrower, LLC
PO Box 4090
Scottsdale, AZ 85261

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Lots 99 through 105, of Bella Vista Trails Unit 2
San Tan Valley, Pinal County, AZ

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

SFR Fund VI Borrower, LLC
PO Box 4090
Scottsdale, AZ 85261

(b) Next tax payment due October 1, 2025

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.

Katelyn Stubblefield
 Signature of Seller / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 17 day of Feb 20 25
 Notary Public [Signature]
 Notary Expiration Date 11.3.27

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-011947
 RECORD DATE 02/19/2025

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: \$2,116,748.59 00

11. DATE OF SALE (Numeric Digits): 12/23
 Month/Year

12. DOWN PAYMENT \$-0- 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from
 Financial institution:
 b. Barter or trade (1) Conventional
 (2) VA
 c. Assumption of existing loan(s) (3) FHA
 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:
\$ 0.00 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 12033310)
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]
 Signature of Buyer / Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 19th day of Feb 20 25
 Notary Public [Signature]
 Notary Expiration Date 4-4-27



CONNIE MACARI
 Notary Public - Arizona
 Maricopa Co. / #677851
 Expires 01/31/2029



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

Exhibit "A "

Lots 99 through 105, inclusive, 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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