



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 03/18/2025 1421
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-020334

Prepared by and
After Recording Return to:
WFG National Title Insurance Company
400 International Parkway, Suite 160
Lake Mary, FL 32746

Parcel Identification Number: 107-14-029A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 10th day of March, 2025 by CAPGROW HOLDINGS JV SUB VI LLC, a Delaware limited liability company, whose mailing address is 320 W. Ohio Street, Suite 650N, Chicago, IL 60654 (“Grantor”), to CAPGROW TRS LLC, a Delaware limited liability company (“Grantee”), whose mailing address is 320 W. Ohio Street, Suite 650N, Chicago, IL 60654.

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, conveys and confirms, and by these presents does grant, bargain, sell, alien, convey and confirm unto the Grantee, all that certain real property situate in PINAL County, ARIZONA, as more particularly described on Exhibit A attached hereto and incorporated herein by reference, along with any rights, privileges, hereditaments, appurtenances, and easements related to such real property (collectively, the “Property”).

Grantor hereby covenants with said Grantee that it is lawfully seized of said Property in fee simple; that the Grantor hereby fully warrants the title to said Property; subject to the Permitted Exceptions, and will defend the same against the lawful claims of all persons or entity claiming by, through or under Grantor, but against none other. Grantor warrants and represents that Grantor has received all required limited liability company approvals for this conveyance and no additional approvals or consents are required.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has signed, sealed and delivered this Special Warranty Deed as of the day and year set forth above.

Signed in the presence of:

GRANTOR:

CAPGROW HOLDINGS JV SUB VI LLC, a Delaware limited liability company

Print name: Joe Litt
Address: 1312 W. Arnie St.
Chicago, IL 60640

By: [Signature]
Nino Giorgobiani, Authorized Signatory

Print Name: W. Logan [Signature]
Address: 10 E. Chicago St.
Chicago, IL 60611

STATE OF Illinois
COUNTY OF DuPage

The foregoing instrument was signed, sealed, and acknowledged before me by means of physical presence or online notarization this 5 day of March, 2025, by Nino Giorgobiani, as Authorized Signatory for CAPGROW HOLDINGS JV SUB VI LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me or produced _____ as identification.

(SEAL)

Printed/typed name: Carlyn Norton
Notary Public-State of Illinois
Commission Number: 963919
Commission expires: 12/31/2026

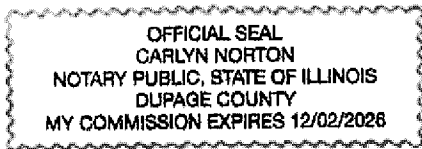


EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

TRACT 5:

LOT-99 OF PARKVIEW III UNIT 3, ACCORDING TO PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA IN CABINET 8, SLIDE 123.

Address: 1668 East Melissa Street, Casa Grande, AZ 85222

Parcel Identification Number: 505-61-0990

County: Pinal

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 505-61-0990
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? 0

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLERS NAME & ADDRESS:
CAPGROW HOLDINGS JV SUB VI LLC
320 W OHIO STREET SUITE 650N
CHICAGO IL 60654

3. (a) BUYER'S NAME & ADDRESS:
CAPGROW TRS LLC
320 W OHIO STREET SUITE 650N
CHICAGO IL 60654

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

4. ADDRESS OF PROPERTY:
1668 East Melissa Street, Casa Grande AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
CAPGROW TRS LLC
320 W OHIO STREET SUITE 650N
CHICAGO IL 60654

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Bldg.
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile Home or Manufactured Home
 Affixed Not Affixed
- i. Other Specify: _____

7. RESIDENTIAL BUYERS 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" or "family member."

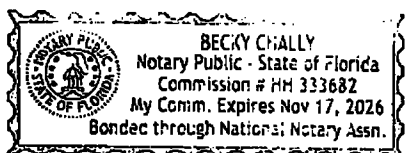
8. If you checked e or f in Item 6 above, indicate the number of units: 1
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

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

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 FL, County of Seminole
Subscribed and sworn to before me on this 7 day of March 2025
Notary Public [Signature]
Notary Expiration Date _____



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-020334
RECORD DATE 03/18/2025

10. SALE PRICE: \$ 10 00

11. DATE OF SALE (Numeric Digits): 03/2025
Month / Year

12. DOWN PAYMENT \$ _____ 00

13. METHOD OF FINANCING:
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
d. Seller Loan (Carryback) (3) FHA
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 AND
briefly describe the Personal Property: _____

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

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):
SELLER AND BUYER HEREIN

18. LEGAL DESCRIPTION (attach copy if necessary):

See attached Exhibit "A"

Signature of Buyer/Agent _____
State of FL, County of Seminole
Subscribed and sworn to before me on this 7 day of March 2025
Notary Public [Signature]
Notary Expiration Date _____

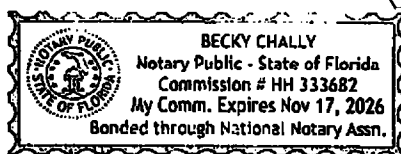


Exhibit "A"
Legal Description to Affidavit of Property

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DUPLICATE