



DATE/TIME: 06/26/2025 1549
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-052293

032211
RECORDING REQUESTED BY
FIRST AMERICAN TITLE CO.
NATIONAL COMMERCIAL SERVICES

RECORDING REQUESTED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY

WHEN RECORDED RETURN TO:

c/o The New Home Company
18300 Von Karman Ave., Suite 1000
Irvine, CA 92612
Attention: Mark Kawanami

Space Above This Line Reserved for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the receipt and sufficiency of which are acknowledged, LS TAN GATEWAY LLC, a Delaware limited liability company and LANDSEA HOMES OF ARIZONA LLC, a Delaware limited liability company (collectively, "**Grantor**"), conveys to MRP HNHB, LLC, a Delaware limited liability company ("**Grantee**"), whose address is c/o Kennedy Lewis Land and Residential Advisors, 501 Office Center Drive, Suite 350, Fort Washington, PA 19034, the following described real property situated in Pinal County, Arizona, together with Grantor's interest, if any, in and to all buildings, structures, improvements and fixtures on the real property and all rights and privileges appurtenant to the real property:

See the legal description set forth in Exhibit "A" attached and incorporated by this reference (the "**Property**").

SUBJECT TO current taxes and other current assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations, encumbrances, liens, obligations, liabilities or other matters of record or to which reference is made in the public record (specifically excluding, however, all judgment liens and mortgages, deeds of trust, or mechanics' liens voluntarily imposed on the Property by the undersigned, or its predecessor in interest or arising against the Property as a result of undersigned's or its predecessor in interest's (or their respective employees', agents' contractors' subcontractors' or affiliates') actions or negligent or intentional omissions, or improvements made to, or services rendered in connection with, the Property at the request of, or on behalf of, the undersigned or any predecessor in interest); any and all facts, conditions, easements, encroachments, rights-of-way, or restrictions which a current physical inspection, or current accurate ALTA survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property;

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

[Signatures begin on following page]

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed as of 25th day of June, 2025.

GRANTOR:

LS-SAN TAN GATEWAY LLC,
a Delaware limited liability company

LANDSEA HOMES OF ARIZONA LLC,
a Delaware limited liability company

By: [Signature]
Name: Miek Harbur
Title: Executive Vice President, General Counsel and Secretary

By: [Signature]
Name: Miek Harbur
Title: Executive Vice President, General Counsel and Secretary

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

On June 23, 2025, before me, Lori Michel,
(insert name and title of the officer)

Notary Public, personally appeared Miek Harbur, 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 [Signature]

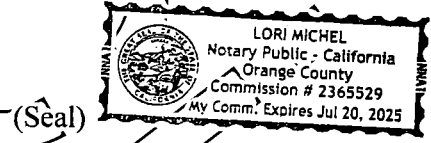


Exhibit "A"

Legal Description

Real property in the City of San Tan Valley, County of Pinal, State of Arizona, described as follows:

Tract 1:

Lots 25, 26, 30, 32, 34, 38, 40, 42, 44, 46, 48, 49, 50, Lots 56 through 65, inclusive, Lots 114, 118, 119 and 123, 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.

Tract 2:

Lots 12, 13 through 15, inclusive, Lots 21, 22, 24, 28, 31, 33, 45 and 50, Lots 83 through 89, inclusive, and Lots 91, 93 through 98, inclusive, Lots 106, 107, 109, 113, 115 and 118, 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.

Tract 3:

Lots 28, 29, 33, 35, 45, 46, 56, 63, 66, 67, 69, 70, 93 and 94, 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 and thereafter Affidavit of Correction recorded as 2022-119127 of Official Records and recorded as 2023-072757 of Official Records.

Tract 4:

Lots 1 through 12, Inclusive and Lots 14 through 21, Inclusive, of SAN TAN GATEWAY UNIT 1B PARCEL 35, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2024-051508 of Official Records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-7140 - 2
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? 73

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

- (1) See Exhibit "B" attached hereto (3)
- (2) _____ (4)

2. SELLER'S NAME AND ADDRESS:

Landsea Homes of Arizona LLC and LS-San Tan Gateway LLC
c/o The New Home Company
18300 Von Karman Ave, Suite 1000, Irvine, CA 92612

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

MRP HNHB, LLC
501 Office Center Drive, Suite 350
Fort Washington, PA 19034

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Vacant Land
San Tan Valley, Arizona

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

c/o The New Home Company
18300 Von Karman Ave, Suite 1000
Irvine, CA 92612

(b) Next tax payment due 10/1/2025

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 Building
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
- i. Other Use; Specify: _____

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:

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.

Carl C. McJ... First American Title Agent

Signature of Seller / Agent

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2025-052293
RECORD DATE 06/26/2025

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:

10. SALE PRICE: \$ 9,659,177 00

11. DATE OF SALE (Numeric Digits): 06/25 Month/Year

12. DOWN PAYMENT \$ 00

13. METHOD OF FINANCING:

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

Rutan & Tucker, LLP
18575 Jamboree Road, 9th Floor
Irvine, CA 92612 Phone: (714) 641-5100

18. LEGAL DESCRIPTION (attach copy, if necessary):

See Exhibit "A" attached hereto

Signature of Buyer / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

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)SS

COUNTY OF ORANGE)

On JUNE 25, 2025 before me, ALEXANDRA J. KENNEY, Notary Public, personally appeared

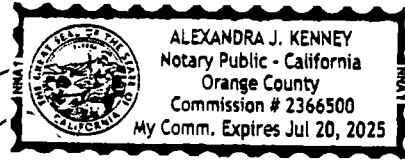
CHARLEND A C. MORFIN

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



This area for official notarial seal.

Large diagonal watermark text reading 'Notary Seal' across the bottom right portion of the page.

Exhibit "A"

Legal Description

Real property in the City of San Tan Valley, County of Pinal, State of Arizona, described as follows:

Tract 1:

Lots 25, 26, 30, 32, 34, 38, 40, 42, 44, 46, 48, 49, 50, Lots 56 through 65, inclusive, Lots 114, 118, 119 and 123, 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.

Tract 2:

Lots 12, 13 through 15, inclusive, Lots 21, 22, 24, 28, 31, 33, 45 and 50, Lots 83 through 89, inclusive, and Lots 91, 93 through 98, inclusive, Lots 106, 107, 109, 113, 115 and 118, 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.

Tract 3:

Lots 28, 29, 33, 35, 45, 46, 56, 63, 66, 67, 68, 69, 70, 93 and 94, 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 and thereafter Affidavit of Correction recorded as 2022-119127 of Official Records and recorded as 2023-072757 of Official Records.

Tract 4:

Lots 1 through 12, Inclusive, and Lots 14 through 21, Inclusive, of SAN TAN GATEWAY UNIT 1B PARCEL 35, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2024-051508 of Official Records.

Exhibit "B"

Additional Tax PINs

210-24-7150 1 (Affects Lot 26 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7190 7 (Affects Lot 30 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7210 3 (Affects Lot 32 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7230 1 (Affects Lot 34 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7270 7 (Affects Lot 38 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7290 5 (Affects Lot 40 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7310 1 (Affects Lot 42 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7330 9 (Affects Lot 44 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7350 7 (Affects Lot 46 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7370 5 (Affects Lot 48 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7380 4 (Affects Lot 49 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7390 3 (Affects Lot 50 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7450 5 (Affects Lot 56 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7460 4 (Affects Lot 57 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7470 3 (Affects Lot 58 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7480 2 (Affects Lot 59 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7490 1 (Affects Lot 60 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7500 7 (Affects Lot 61 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7510 6 (Affects Lot 62 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7520 5 (Affects Lot 63 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7530 4 (Affects Lot 64 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-7540 3 (Affects Lot 65 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-8030 4 (Affects Lot 114 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-8070 0 (Affects Lot 118 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-8080 9 (Affects Lot 119 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-8120 3 (Affects Lot 123 of SAN TAN GATEWAY UNIT 1A PARCEL 18);
210-24-5740 1 (Affects Lot 12 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5750 0 (Affects Lot 13 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5760 (Affects Lot 14 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5770 8 (Affects Lot 15 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5830 0 (Affects Lot 21 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5840 9 (Affects Lot 22 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5860 7 (Affects Lot 24 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5900 1 (Affects Lot 28 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5930 8 (Affects Lot 31 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-5950 6 (Affects Lot 33 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6070 2 (Affects Lot 45 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6120 5 (Affects Lot 50 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6450 6 through 210-24-6510 7 (Affects Lots 83 through 89 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6530 5 (Affects Lot 91 of SAN TAN GATEWAY UNIT 1A PARCEL 19);

210-24-6550 3 through 210-24-6600 6 (Affects Lots 93 through 98 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6680 8 (Affects Lot 106 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6690 7 (Affects Lot 107 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6710 3 (Affects Lot 109 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6750 9 (Affects Lot 113 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6770 7 (Affects Lot 115 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-6800 2 (Affects Lot 118 of SAN TAN GATEWAY UNIT 1A PARCEL 19);
210-24-8520 4 (Affects Lot 28 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8530 3 (Affects Lot 29 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8570 9 (Affects Lot 33 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8590 7 (Affects Lot 35 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8690 5 (Affects Lot 45 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8700 2 (Affects Lot 46 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8800 0 (Affects Lot 56 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8870 3 (Affects Lot 63 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-8900 8 through 210-24-8940 4 (Affects Lots 66 through 70 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-9170 7 (Affects Lot 93 of SAN TAN GATEWAY UNIT 1A, PARCEL 20);
210-24-9180 6 (Affects Lot 94 of SAN TAN GATEWAY UNIT 1A, PARCEL 20); and
210-13-001K 1 (affects all transferred property of SAN TAN GATEWAY UNIT 1B PARCEL 35, in addition to other property).