



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 07/02/2025 1230  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2025-054120

**WHEN RECORDED RETURN TO:**

Berens Blonstein PLLC  
Attn: Matthew R. Berens, Esq.  
7033 E. Greenway Parkway, Suite 210  
Scottsdale, AZ 85254

**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)*

FIRST AMERICAN TITLE  
NCS-10354412

DATED as of the 1st day of July, 2025.

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: [Signature]  
Name: Leigh Austin  
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 )

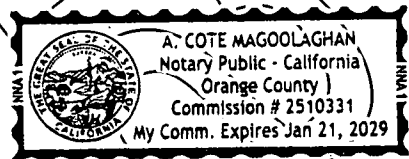
On June 30, 2025 before me, A. Cote Magoolaghan, Notary Public,  
(insert name and title of the officer)

personally appeared Leigh Austin, 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 Ali (Seal)



**Exhibit "A" to Special Warranty Deed**

**Legal Description**

Real property in the County of Pinal, State of Arizona, described as follows:

Lots 69 and 70, 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

Lots 99 through 102, 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 71, Lot 97, and Lot 98, 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 2025-054120  
 RECORD DATE 07/02/2025

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)  
 Primary Parcel: 210-24-758 0

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? 8

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

- (1) 210-24-759 0/210-24-661 0 (3) 210-24-664 0/210-24-895 0  
 (2) 210-24-662 0/210-24-663 0 (4) 210-24-921 0/210-24-922 0

2. SELLER'S NAME AND ADDRESS:  
Arroyo Cap III-2, LLC c/o Arroyo Capital LLC  
18575 Jamboree Road Suite 350  
Irvine, CA 92612

3. (a) BUYER'S NAME AND ADDRESS:  
LS-San Tan Gateway LLC  
7600 East Doubletree Ranch Road, Suite 240  
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:  
Lot 69-70 (Parcel 18), Lot 99-102 (Parcel 19),  
Lots 71,97-98 (Parcel 20), San Tan Gateway Unit 1A  
AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)  
Landsea Homes of Arizona LLC  
7600 East Doubletree Ranch Road, Suite 240  
Scottsdale, AZ 85258

(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.

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: \$1,003,694.00 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:  
 b.  Barter or trade (1)  Conventional  
 c.  Assumption of existing loan(s) (2)  VA  
 (3)  FHA  
 d.  Seller Loan (Carryback) 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:  
\$ N/A 00 AND  
 briefly describe the Personal Property:

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:  
N/A

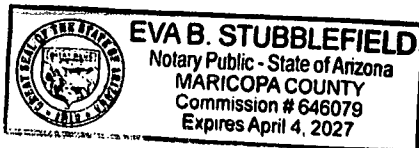
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):  
First American Title Insurance Company National Commercial  
Services (NCS 1035441Z)  
2555 E. Camelback Road, Suite 350  
Phoenix, AZ 85016  
 Phone (602)567-8100

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 1st day of July, 20 25  
 Notary Public  
 Notary Expiration Date 4-4-27

Signature of Buyer / Agent  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 1st day of July, 20 25  
 Notary Public  
 Notary Expiration Date





**Exhibit "A "**

Parcel No. 1:

Lots 69 and 70, 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 99, 100, 101 and 102, 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 71, 97, and 98, 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.