

FIRST AMERICAN TITLE



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 12/02/2025 1012

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-096810

When recorded, return to:

Starlight Homes Arizona L.L.C.  
15333 N. Pima Rd., Suite 205  
Scottsdale, Arizona 85260  
Attn: Jeremy Ramsdell

NCS 983571C32A

2/2

**SPECIAL WARRANTY DEED**

For good and valuable consideration, the receipt and sufficiency of which is acknowledged, JEN ARIZONA, 52 LLC, an Arizona limited liability company, hereinafter called the "Grantor," hereby grants and conveys to STARLIGHT HOMES ARIZONA L.L.C., a Delaware limited liability company, fee title to the real property described on *Exhibit A* attached hereto and incorporated herein by this reference and situated in Pinal County, Arizona, together with all improvements and fixtures thereon and all rights, privileges and entitlements appurtenant thereto;

SUBJECT TO: current taxes not yet due and payable, assessments and any other liens arising therefrom, all reservations in patents, deed restrictions, if any, all easements, rights of way, covenants, conditions, restrictions, encroachments, liens, encumbrances, obligations and liabilities as may appear of record, and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

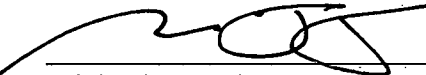
Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others, subject to the matters set forth above.

Dated: December 2, 2025

[Signature on following page]

GRANTOR:

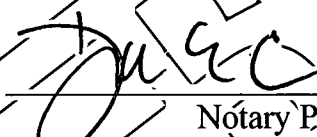
JEN ARIZONA 52 LLC,  
an Arizona limited liability company

By:   
Name: Michael K. Jesberger  
Title: Authorized Signatory

STATE OF ARIZONA )  
                                  ) ss.  
County of Maricopa )

This instrument was acknowledged before me on this 1<sup>st</sup> day of December, 2025, by Michael K. Jesberger, as Authorized Signatory of JEN ARIZONA 52 LLC, an Arizona limited liability company on behalf of said company. He is personally known to me, or has produced \_\_\_\_\_ as identification.

My commission expires:  
6/28/2027

  
\_\_\_\_\_  
Notary Public



**Exhibit "A"**

**Legal Description**

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

PARCEL NO. 1:

LOTS 23 THROUGH 25, INCLUSIVE, AND LOT 30, OF WALES RANCHES UNIT 1 - PARCEL 1.1B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-048883 OF OFFICIAL RECORDS AND AFFIDAVIT OF CORRECTION RECORDED AUGUST 11, 2022 AS 2022-088247 OF OFFICIAL RECORDS.

PARCEL NO. 2:

LOT 675, OF WALES RANCHES UNIT 1 - PARCEL 1.6, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN FEE NO. 2022-048922 OF OFFICIAL RECORDS.

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-33-7280  
BOOK MAP PARCEL SPLT

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? 4

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

- (1) 109-33-0230 -109-33-0250 (3)
- (2) 109-33-0300 (4)

2. SELLER'S NAME AND ADDRESS:

JEN Arizona 52 LLC  
c/o Terra West Communities - 21965 N. 31st Ave, Ste 101  
Phoenix, AZ 85027

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

Starlight Homes Arizona L.L.C.  
15333 N Pima Rd, Suite 205  
Scottsdale, AZ 85260

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

Vacant Lots - Wales Ranches  
San Tan Valley, AZ

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

Starlight Homes Arizona L.L.C.  
15333 N Pima Rd, Suite 205  
Scottsdale, AZ 85260

(b) Next tax payment due March 1, 2026

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  
 Affixed  Not Affixed
- 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.

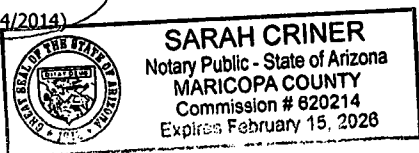
See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in item 6 above, indicate the number of units: 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.

Signature of Seller / Agent [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 26 day of Nov 20 25  
Notary Public [Signature]  
Notary Expiration Date 2-15-2026

DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
FEE NO 2025-096810  
RECORD DATE 12/02/2025

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: \$ 431,113.00 00

11. DATE OF SALE (Numeric Digits): 02/21  
Month/Year

12. DOWN PAYMENT \$ 0 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:

\$ 0 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 983577C32A)  
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 of Buyer / Agent [Signature]  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 26 day of Nov 20 25  
Notary Public [Signature]  
Notary Expiration Date 2-15-2026



**EXHIBIT "A"**

Parcel No. 1:

Lots 23 through 25, inclusive and Lot 30, of WALES RANCHES UNIT 1 - PARCEL 1.1B, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-048883 of Official Records and Affidavit of Correction recorded August 11, 2022 as 2022-088247 of Official Records.

Parcel No. 2:

Lot 675, of WALES RANCHES UNIT 1 - PARCEL 1.6, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2022-048922 of Official Records.

BOOK OF RECORDS