

FIRST AMERICAN TITLE



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/06/2026 1418
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-000794

When recorded, return to:

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

NC9983577C33A

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: January 6, 2026

[Signature on following page]

GRANTOR:

JEN ARIZONA 52 LLC,
an Arizona limited liability company

By: *DE Curley*
Name: Diann E. Curley
Title: Authorized Signatory

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me on this 5th day of January, 2026, by Diann E. Curley, as Authorized Signatory of JEN ARIZONA 52 LLC, an Arizona limited liability company on behalf of said company. She is personally known to me, or has produced _____ as identification.

My commission expires:
12/16/2029

Paula J Fair
Notary Public

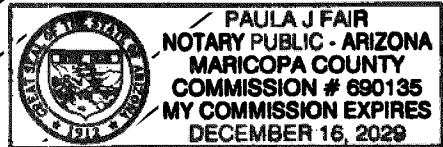


Exhibit "A"

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 26 THROUGH 29, INCLUSIVE, 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:

LOTS 668, 673, 674 AND 697, 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: 109-33-7210
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? 7
Please list the additional parcels below (attach list if necessary):
(1) 109-33-7260 (3) 109-33-7500
(2) 109-33-7270 (4) 109-33-0260 - 109-33-0290

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 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.

Signature of Seller / Agent
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 5th day of June 20 26
Notary Public
Notary Expiration Date 2.14.29

DOR FORM 8210-001-0146
STEPHANIE R. MICHAEL
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 680800
Expires February 14, 2029

FOR RECORDER'S USE ONLY
COUNTY OF RECORDATION PINAL
FEE NO 2026-000794
RECORD DATE 01/06/2026

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: \$692,200.00 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) 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 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 983577C33A)
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
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 5th day of June 20 26
Notary Public
Notary Expiration Date 2.14.29

STEPHANIE R. MICHAEL
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 680800
Expires February 14, 2029

EXHIBIT "A"

Parcel No. 1:

Lots 26 through 29, Inclusive, 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 668, 673, 674, and 697 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.

BOFFINS