



DATE/TIME: 01/20/2026 0853
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2026-004161

SPECIAL WARRANTY DEED

THIS DEED, made this 8th day of January, 2026, is between **DOMAIN TIMBERLAKE MULTISTATE 2, LLC**, a Delaware limited liability company ("Grantor"), and **CLAYTON PROPERTIES GROUP, INC.**, a Tennessee corporation ("Grantee"), whose street address is 4908 Tower Road, Denver, CO 80249.

WITNESSETH, that the Grantor, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the Grantee, its successors and assigns forever, the real property (the "Property"), together with improvements, if any, situate, lying and being in the County of Pinal, State of Arizona, as more particularly described as follows:

See Exhibit "A", attached hereto and incorporated herein by this reference;

TOGETHER WITH all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof, and any and all easements or right to use easements relating to the Property and all the estate, right, title, interest, claim, and demand whatsoever of Grantor, either in law or equity, of, in, and to the above bargained Property, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the Property above bargained and described with the appurtenances, unto the Grantee, its successors and assigns forever. The Grantor, for itself, and its successors and assigns, does covenant, and agree that it shall and will WARRANT AND FOREVER DEFEND the above-bargained Property in the quiet and peaceable possession of Grantee, its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, subject to any statutory exceptions incorporated herein by this reference.

[signature page follows]

IN WITNESS WHEREOF, this Deed is effective as of the date first set forth above.

DOMAIN TIMBERLAKE MULTISTATE 2, LLC,
a Delaware limited liability company

By: Domain Timberlake Holdings, LLC
Its: Manager

By: *Houdin Honarvar*
Name: Houdin Honarvar
Title: Authorized Signatory

State of New York

County of NY

This instrument was acknowledged before me on this 1st day of January, 2026, by Houdin Honarvar, the Authorized Signatory of Domain Timberlake Holdings, LLC, the Manager of Domain Timberlake Multistate 2, LLC, a Delaware limited liability company, on behalf of the company.

Josephine G. Cimino
Notarial Public, State of New York
Name: Josephine G. Cimino
My Commission Expires: 7-5-2028

[Seal]

(CCR2 SWD)

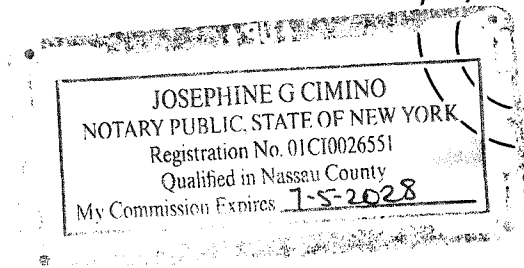


Exhibit A to Special Warranty Deed

(Legal Description)

LOTS 80, 81, AND 84,
LOTS 211, 212, AND 213,
CROSS-CREEK RANCH 1 PHASES 6-8,
ACCORDING TO MAP IN CABINET G, SLIDE 52, RECORDS OF PINAL COUNTY, ARIZONA

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 503 - 72 - 242
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? 3
Please list the additional parcels below (attach list if necessary):
(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
DOMAIN TIMBERLAKE MULTISTATE 2 LLC
590 MADISON AVE 13TH FLOOR
NEW YORK NY 80249

3. (a) BUYER'S NAME AND ADDRESS:
CLAYTON PROPERTIES GROUP INC
4908 TOWER ROAD
DENVER, CO 80249

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

4. ADDRESS OF PROPERTY:
LOTS 80, 81, 84, 211, 212, AND 213
CROSS CREEK RANCH 1 PH 6-8

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)
CLAYTON PROPERTIES GROUP, INC
4908 TOWER ROAD
DENVER CO 80249
(b) Next tax payment due 10/01/26

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. Vacant Land f. Commercial or Industrial Use
b. Single Family Residence g. Agricultural
c. Condo or Townhouse h. Mobile or Manufactured Home
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: _____
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 Colorado, County of Denver
Subscribed and sworn to before me on this 19 day of January 2026
Notary Public Nana Uzman
Notary Expiration Date 12-22-2028

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: \$ 492,037 00

11. DATE OF SALE (Numeric Digits): 01/26
Month / Year

12. DOWN PAYMENT \$ 73,805 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 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):
TOWN & COUNTRY TITLE SERVICES
4908 TOWER ROAD, SUITE 110
DENVER, CO 80249

18. LEGAL DESCRIPTION (attach copy if necessary):
LOTS 80, 81, 84, 211, 212, 213, CROSS CREEK RANCH 1 PH 6-8

Signature of Buyer / Agent _____
State of Colorado, County of Denver
Subscribed and sworn to before me on this 19 day of January 2026
Notary Public Nana Uzman
Notary Expiration Date 12-22-2028

NANA ULMAN
Notary Public
State of Colorado
Notary ID # 20034043162
My Commission Expires 12-22-2028

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Notary Public
State of Colorado
Notary ID # 20034043162
My Commission Expires 12-22-2028