



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 04/01/2026 1154  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2026-026739

**WHEN RECORDED, RETURN TO:**

K. Hovnanian at Edgewood, LLC  
8800 E. Raintree Drive, Suite 300  
Scottsdale, AZ 85260  
Attn: Chad Fuller

**SPECIAL WARRANTY DEED**  
*(Edgewood)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned BROOKFIELD HOLDINGS (EDGEWOOD) LLC, a Delaware limited liability company ("Grantor"), hereby grants to K. HOVNANIAN AT EDGEWOOD, LLC, an Arizona limited liability company ("Grantee"), whose address is 8800 E. Raintree Drive, Suite 300, Scottsdale, AZ 85260, that certain real property situated in Pinal County, Arizona described as follows (the "Property"):

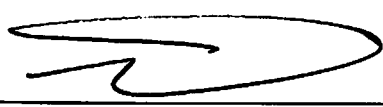
SEE EXHIBIT "A" ATTACHED HERETO AND  
BY THIS REFERENCE MADE A PART HEREOF

TOGETHER WITH all improvements, easements, rights, liberties, privileges, hereditaments, remainders, rents, issues, profits and royalties therefrom in anywise belonging to Grantor, subject to the matters and rights noted herein.

SUBJECT TO: All general and special real property taxes and other assessments (including all subsequent assessments for prior years due to changes in the use or ownership, or both), reservations in patents, water rights, claims or titles to water and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all documents establishing or relating to the project of which the Property is a portion, any matter shown on the plat of the Property, any matter arising in connection with any action of Grantee or its employees, contractors, agents, or representatives, any other matter not caused by the act or authorization of Grantor, and any matter that would be disclosed by an inspection or an accurate ALTA/NSPS survey of 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 others, subject to the matters set forth above.

BROOKFIELD HOLDINGS (EDGEWOOD) LLC,  
a Delaware limited liability company

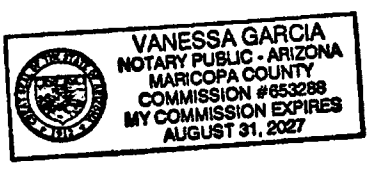
By:   
Its: Rusty Weathersby, Authorized Signatory

STATE OF ARIZONA )  
County of Maricopa ) ss.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of March 2026, by Rusty Weathersby, the Authorized Signatory of BROOKFIELD HOLDINGS (EDGEWOOD) LLC, a Delaware limited liability company for and on behalf thereof.

  
Notary Public

(Seal)



*DUPLICATE*

Exhibit "A"

LEGAL DESCRIPTION OF THE PROPERTY

*(Edgewood)*

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

Lots 86, 90, 92 and 122 of EDGEWOOD, according to the final plat recorded in Fee No. 2022-125874, records of Pinal County, Arizona.

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 104 - 24 - 628 -           
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) 104-24-632 (3) 104-24-664  
 (2) 104-24-634 (4)

**2. SELLER'S NAME AND ADDRESS:**

Brookfield Holdings (Edgewood), LLC  
250 Vesey Street, 15th Floor  
New York, NY 10281

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

K. Hovnanian at Edgewood, LLC  
8800 E Raintree Drive, Suite 300  
Scottsdale, AZ 85260

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

**4. ADDRESS OF PROPERTY:**

4 vacant lots  
San Tan Valley, AZ 85140

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

K. Hovnanian at Edgewood, LLC  
8800 E Raintree Drive, Suite 300  
Scottsdale, AZ 85260

(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  
      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:           
 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]  
 Signature of Seller / Agent  
 State of Arizona County of Maricopa

Subscribed and sworn to before me on this 1st day of April 2026  
 Notary Public [Signature]

Notary Expiration Date           
 DOR FORM 82162 (04/2014)



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO 2026-026739  
 RECORD DATE 04/01/2026

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: \$ 697,428 00

11. DATE OF SALE (Numeric Digits): 02/24  
Month / Year

12. DOWN PAYMENT \$ 697,428 00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
     (1)  Conventional  
     (2)  VA  
     (3)  FHA  
 b.  Barter or trade f.  Other financing; Specify:           
 c.  Assumption of existing loan(s)  
 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:  
 \$          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):**

Eastern National Title Agency, Arizona, LLC  
8800 E. Raintree Drive, Suite 145  
Scottsdale, AZ 85260 (480) 824-4243

18. LEGAL DESCRIPTION (attach copy if necessary):  
 See Attached

[Signature]  
 Signature of Buyer / Agent  
 State of Arizona County of Maricopa

Subscribed and sworn to before me on this 1st day of April 2026  
 Notary Public [Signature]



**EXHIBIT A  
(LEGAL DESCRIPTION)**

**Lots 86, 90, 92, 122, of EDGEWOOD, according to the final plat recorded in Fee No. 2022-125874 and Affidavit of Correction recorded in Fee No. 2023-056243, records of Pinal County, Arizona.**