



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

Dana Lewis

Electronically Recorded

DATE/TIME: 04/14/2026 1118

FEE: \$30.00

PAGES: 6

FEE NUMBER: 2026-030501

at the request of Pioneer Title Agency, Inc.

When recorded mail to

ELS Ventures Multi Family, LLC

415 Crocker Ave.

Pacific Grove, CA 93950

7041030025 - MH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, I or we,
Towncentre Commons L.P. a California limited partnership, as to Parcel 1 and 2; and,
Romarco AKA RoMarCo.No. 3, L.P., a California limited partnership, as to Parcel 3 and 4; and,
Liberty Self Storage, L.P., a California limited partnership, as to Parcel No. 5

do/does hereby convey to

ELS Ventures Multi Family, LLC, An Arizona Limited Liability Company

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

NO TRANSFER FEE NECESSARY – EXEMPT PURSUANT TO ARS 11-1134 B 5

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

The Grantor warrants the title against all persons whomsoever.

DATED: April 9, 2026

Towncentre Commons, L.P., a California limited partnership

BY: West End Properties, L.P., a California limited partnership

ITS: General Partner

BY: Elstob Realty Advisors, Inc., a California corporation

ITS: General Partner

BY: Mark Elstob

Mark Elstob, President

Romarco AKA RoMarCo No. 3, L.P., a California limited partnership

BY: West End Properties, L.P., a California limited partnership

ITS: General Partner

BY: Elstob Realty Advisors, Inc., a California corporation

ITS: General Partner

BY: Mark Elstob

Mark Elstob, President

Liberty Self Storage, L. P., a California Limited Partnership
BY: Elstob Realty Advisors, Inc., a California corporation,
ITS: General Partner

By: Mark Elstob
Mark Elstob, President

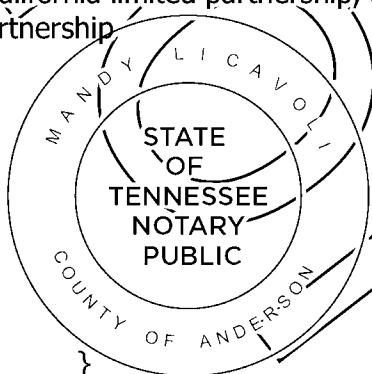
State of Tennessee

County of Anderson

} SS.
}

Notarized remotely using audio-video communication technology via Proof.

The foregoing instrument was acknowledged before me this 14th day of April, 2026, by Mark Elstob, President of Elstob Realty Advisors, Inc., a California corporation, as General Partner of West End Properties, L.P., a California limited partnership, as General Partner of Towncentre Commons, L.P., a California limited partnership



Mandy Licavoli
NOTARY PUBLIC
My commission expires: 12/01/2027

State of Tennessee

County of Anderson

}
} Online Notary Public
} My Commission Expires
} December 1, 2027

The foregoing instrument was acknowledged before me this 14th day of April, 2026, by Mark Elstob, President of Elstob Realty Advisors, Inc., a California corporation as General Partner of West End Properties, L.P., a California limited partnership, as General Partner of Romarco AKA RoMarCo No. 3, L.P., a California limited partnership

Mandy Licavoli
NOTARY PUBLIC
My commission expires: 12/01/2027

Notarized remotely using audio-video communication technology via Proof.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: April 9, 2026 / Consisting of 4 pages

Parties to Document:

ELS Ventures Multi Family, LLC

Towncentre Commons L.P. and Romarco AKA RoMarCo No. 3, L.P., and Liberty Self Storage, L.P.

Online Notary Public
My Commission Expires
December 1, 2027

State of Tennessee

County of Anderson

ss.

The foregoing instrument was acknowledged before me this 14th day of April, 2026, by Mark Elstob, its President of Elstob Realty Advisors, Inc., a California corporation, General Partner of Liberty Self Storage, L. P., a California Limited Partnership

Mandy Licavoli
NOTARY PUBLIC

My commission expires: 12/01/2027

Notarized remotely using audio-video communication technology via Proof.

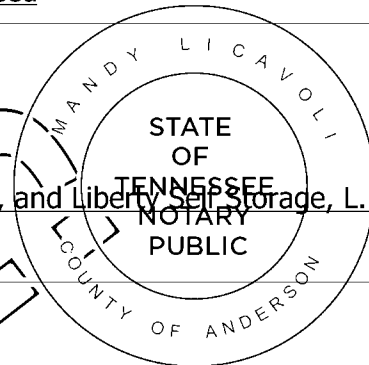
THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO: Warranty Deed

Date of Document: April 9, 2026 / Consisting of 4 pages

Parties to Document:

ELS Ventures Multi Family, LLC

Towncentre Commons L.P. and Romarco AKA RoMarCo.No. 3, L.P., and Liberty Self Storage, L.P.



Online Notary Public
My Commission Expires
December 1, 2027

Exhibit A

PARCEL NO. 1:

Lot 34, of QUAIL RANCH PARCEL A1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-061759;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024 -036499, wherein said minerals, and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

PARCEL NO. 2:

Lot 38, of QUAIL RANCH PARCEL A1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-061759;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024 -036499, wherein said minerals, and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

PARCEL NO. 3:

Lot 56, of QUAIL RANCH PARCEL A1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Fee No. 2023-061759;

EXCEPTING THEREFROM the minerals and substances, and the associated rights thereto, described and conveyed in that certain instrument recorded at Fee No. 2024 -036499, wherein said minerals, and substances were conveyed to DRH Energy, Inc., a Colorado corporation.

PARCEL NO. 4:

Lot 103, of JOHNSON RANCH UNITS 35 AND 36, according to Cabinet E, Slide 58, records of Pinal County, Arizona.

PARCEL NO. 5:

Lot 117, of GILA BUTTES PHASE 1, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 48;

EXCEPT 25% of all coal, oil, gas and mineral rights, as reserved in Deed recorded in Docket 172, Page 336;

EXCEPT all substances reserved in instrument recorded at Fee No. 2007-040605 and subject to the terms and conditions relating to such substances contained in said instrument.

COURTESY RECORDING INSTRUCTIONS

Pioneer Title Agency, Inc. is hereby handed the following document(s):

Warranty Deed

You are hereby authorized and instructed as a courtesy to deliver for recording to the Pinal County Recorder's Office said document(s), with these instructions to be attached to and recorded as a part of the first mentioned document.

The undersigned understands and acknowledges that Pioneer Title Agency, Inc. is acting in the capacity of messenger only, without consideration, and is not responsible for the correctness of the form, content or execution of any of the document(s) and that Pioneer Title Agency, Inc. is hereby released of any and all liability in connection with the same. Further, the undersigned understands and acknowledges that Pioneer Title Agency, Inc. assumes no responsibility or liability due to any delay in recordation of said document(s).

The undersigned understands and acknowledges that at the time of recordation, the documents will not be insured by Pioneer Title Agency, Inc. Pioneer Title Agency, Inc. is hereby instructed not to do any title search in conjunction with this courtesy recording.

It is further understood and acknowledged that there shall be no liability and/or responsibility for a payment of any consideration by Pioneer Title Agency, Inc. to any party as this service is performed as a courtesy only.

Dated: April 9, 2026

SIGNATURES (All parties to document(s) must sign):

Towncentre Commons, L.P., a California limited partnership
BY: West End Properties, L.P., a California limited partnership
ITS: General Partner
BY: Elstob Realty Advisors, Inc., a California corporation
ITS: General Partner

DocuSigned by:
BY: Mark Elstob
0B9B4C30921F4F9...
Mark Elstob, President

Romarco AKA RoMarCo No. 3, L.P., a California limited partnership
BY: West End Properties, L.P., a California limited partnership
ITS: General Partner
BY: Elstob Realty Advisors, Inc., a California corporation
ITS: General Partner

DocuSigned by:
BY: Mark Elstob
0B9B4C30921F4F9...
Mark Elstob, President

Liberty Self Storage, L. P., a California Limited Partnership
By: Elstob Realty Advisors, Inc., a California corporation, General Partner

By: Mark Elstob
Mark Elstob, President

Parties Making Delivery

Address: 415 Crocker Ave., Pacific Grove, CA 93950

ELS Ventures Multi Family, LLC, an Arizona limited liability company

BY: West End Properties L.P., a California limited partnership
ITS: Manager

BY: Elstob Realty Advisors, Inc., a California corporation
Its: General Partner

BY: Mark Elstob
Mark Elstob, President

Party to Document

Large diagonal watermark text: "COPYRIGHT"