



DATE/TIME: 09/20/2013 1520

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-076489



FIRST AMERICAN TITLE

When recorded, return to:

Thomas J. McDonald, Esq.
Gammage & Burnham, P.L.C.
2 North Central Avenue, 15th Floor
Phoenix, Arizona 85004

WCS 625553

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, SLV HOMESTEAD, L.L.C., a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey unto LGI HOMES - ARIZONA, LLC, an Arizona limited liability company ("Grantee"), the following described real property located in Pinal County, Arizona:

See Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), together with all improvements, buildings, structures and fixtures, if any, located thereon; all easements, if any, benefiting the Property; and all appurtenances pertaining exclusively to the Property, but specifically excluding any rights Grantor may have as declarant under any covenants, conditions and restrictions relating to the Property or any portion thereof.

SUBJECT TO: All matters set forth on Exhibit "B" attached hereto; all zoning and other restrictions, reservations, prohibitions, regulations and requirements imposed by governmental authorities; and any matters created by or with the written consent of Grantee or arising as a result of work performed by or other activities of the Grantee regarding the Property.

Notwithstanding any warranty which may be implied from the use of any word, phrase or

clause herein, Grantor does not warrant title to the Property other than to warrant and defend the title against all acts of Grantor and no other, except for the matters above set forth.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed this 20 day of September, 2013.

Grantor:

SLV HOMESTEAD, L.L.C.,
a Delaware limited liability company

By: [Signature]

Michael R. Forsum

Its: Authorized Signatory

STATE OF ARIZONA)

County of Maricopa) ss

On September 18th, 2013 before me, Erika Mitchell personally appeared **Michael R. Forsum** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.



[SEAL]

[Signature]
Notary Public

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Legal Description

LOTS 1 THROUGH 94 INCLUSIVE, FINAL PLAT FOR PARCEL 23 AT HOMESTEAD NORTH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 130.

Unofficial Copy

EXHIBIT "B" TO SPECIAL WARRANTY DEED

List of Exceptions

1. Intentionally Deleted
2. Any charge upon said land by reason of its inclusion in Homestead North Homeowners Association. (All assessments due and payable are paid.)
3. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District. (All assessments, which assessments are collected through real property taxes, that are due and payable are paid.)
4. Any charge upon said land by reason of its inclusion in Maricopa Stanfield Irrigation and Drainage District. (All assessments, which assessments are collected through real property taxes, that are due and payable are paid.)
5. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
6. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Final Plat for Parcel 23 at Homestead North, as recorded in Plat Cabinet G, Slide 130, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
7. Declaration of Covenants, Conditions, Restrictions and Easements, recorded in 2005-160783 of Official Records and Declaration of Annexation recorded as 2006-160077 of Official Records; rerecorded as 2007-008237 of Official Records; recorded as 2008-055553 of Official Records; First Amendment recorded as 2008-056790 of Official Records and "Assignment of Declarant's Rights" recorded as 2008-097229 of Official Records; Notice of Builder Designation recorded October 10, 2008 as 2008-097230 of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (All assessments due and payable are paid.)
8. An easement for Agricultural Spray and incidental purposes in the document recorded as 2008-056789 of Official Records.
9. Water rights, claims or title to water, whether or not shown by the public records.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: SEE ATTACHMENT
 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? 93
 Please list the additional parcels below (attach list if necessary):
 (1) SEE ATTACHMENT (2) SEE ATTACHMENT
 (3) SEE ATTACHMENT (4) SEE ATTACHMENT

2. SELLER'S NAME AND ADDRESS:
SLV Homestead, L.L.C.
4900 North Scottsdale Road, Suite 1000
Scottsdale, Arizona 85251

3. (a) BUYER'S NAME AND ADDRESS:
LGI Homes - Arizona, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

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

4. ADDRESS OF PROPERTY:
94 Vacant Lots in Maricopa, Arizona - See Exhibit A

5. MAIL TAX BILL TO:
LGI Homes - Arizona, LLC
1450 Lake Robbins Drive, Suite 430
The Woodlands, TX 77380

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:
 To be used as a primary residence. Owner occupied, not a
 primary residence.
 To be rented to someone other than
 a "family member."
 See reverse side for definition of a "primary residence" or "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.

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:

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 18 day of September 2013
 Notary Public
 Notary Expiration Date 4/15/2014

FOR RECORDER'S USE ONLY
 PINAL COUNTY
 DATE/TIME: 09/20/2013 1520
 FEE NUMBER: 2013-076489

10. SALE PRICE: \$ 3,055,000.00

11. DATE OF SALE (Numeric Digits): 08/13
 Month / Year

12. DOWN PAYMENT \$ 763,500.00

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:
 \$ AND
 briefly describe the Personal Property:

15. PARTIAL INTEREST: If only a partial ownership interest is being sold,
 briefly describe the partial interest: Not applicable

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
Attn: Carol Peterson, 2425 E Camelback Rd. #300
Phoenix, AZ 85016 (602) 567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
See attached Exhibit A

Signature of Buyer / Agent
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this 20 day of Sept 2013
 Notary Public
 Notary Expiration Date 11/5/14

Notary Public State of Arizona
 Maricopa County
 Erika Mitchell
 My Commission Expires 04/15/2016

OFFICIAL SEAL
 THOMAS P. ANZALDUA
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Comm. Expires Nov. 25, 2014

Attachment to Affidavit of Property Value

1. **Assessor's Parcel Identification Numbers**

512-48-7410	512-48-7650	512-48-7890	512-48-8120
512-48-7420	512-48-7660	512-48-7900	512-48-8130
512-48-7430	512-48-7670	512-48-7910	512-48-8140
512-48-7440	512-48-7680	512-48-7920	512-48-8150
512-48-7450	512-48-7690	512-48-7930	512-48-8160
512-48-7460	512-48-7700	512-48-7940	512-48-8170
512-48-7470	512-48-7710	512-48-7950	512-48-8180
512-48-7480	512-48-7720	512-48-7960	512-48-8190
512-48-7490	512-48-7730	512-48-7970	512-48-8200
512-48-7500	512-48-7740	512-48-7980	512-48-8210
512-48-7510	512-48-7750	512-48-7990	512-48-8220
512-48-7520	512-48-7760	512-48-8000	512-48-8230
512-48-7530	512-48-7770	512-48-8010	512-48-8240
512-48-7540	512-48-7780	512-48-8020	512-48-8250
512-48-7550	512-48-7790	512-48-8030	512-48-8260
512-48-7560	512-48-7800	512-48-8040	512-48-8270
512-48-7570	512-48-7810	512-48-8050	512-48-8280
512-48-7580	512-48-7820	512-48-8060	512-48-8290
512-48-7590	512-48-7830	512-48-8070	512-48-8300
512-48-7600	512-48-7840	512-48-8080	512-48-8310
512-48-7610	512-48-7850	512-48-8090	512-48-8320
512-48-7620	512-48-7860	512-48-8100	512-48-8330
512-48-7630	512-48-7870	512-48-8110	512-48-8340
512-48-7640	512-48-7880		

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