

When Recorded Return To:

SPECIAL WARRANTY DEED AND TRUST INDENTURE

(TRANSFER EXEMPT PURSUANT TO A.R.S. §11-1134.B.8)

For good and valuable consideration, IRONWOOD GOLF VILLAS, LLC, an Arizona limited liability company (“Grantor”), hereby conveys to [IRONWOOD GOLF VILLAS HOA], an Arizona nonprofit corporation (“Grantee”), the real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto, more particularly described on Exhibit A hereto.

To have and hold, in trust, for the sole benefit, use, and enjoyment of present and future owners of lots in Ironwood Golf Villas, as recorded in Book ____ of Maps, page ____, official records of Maricopa County, Arizona (the “Subdivision”), according to the provisions of and for the initial term, and any renewal thereof, of that certain Declaration of Covenants, Conditions, and Restrictions for Ironwood Golf Villas dated _____, 2018, and recorded on _____, 2018, as Instrument No. _____, official records of Maricopa County, Arizona (the “Declaration”), unless earlier revoked, terminated, or cancelled; upon the expiration, revocation, termination, or cancellation of the Declaration or the abandonment or vacation of the Subdivision, title to the property conveyed hereby shall immediately pass in equal, undivided interests to the then fee simple title holders of Lots 1 through 8 of the Subdivision, as tenants in common. If title to a lot is vested of record in a trustee under a deed of trust pursuant to Arizona Revised Statutes, Section 33-801, et seq., then, for purposes hereof, such title shall be deemed to be in the trustor.

Subject to all taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities, and all other matters as may appear of record, all matters which an accurate survey or inspection of the property would disclose, and all water rights and governmental regulations, Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor and no other. To the extent that Arizona Revised Statutes, Section 33-404 is applicable, the beneficiaries for whom Grantee holds title are the fee title holders of lots in the Subdivision, as such fee title holders may change from time to time, as indicated in the official records of Maricopa County, Arizona.

DATED: _____, 2018.

GRANTOR:

IRONWOOD GOLF VILLAS, LLC, an Arizona limited liability company

By: 4C MANAGEMENT, INC., an Arizona corporation, Manager

By: _____

Name: _____

Title: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by _____, the _____ of 4C Management, Inc., an Arizona corporation, as Manager of Ironwood Golf Villas, LLC, an Arizona limited liability company, on behalf thereof.

Notary Public

My commission expires:

EXHIBIT A

[legal description]