

Special Warranty Deed Page 1 of 4  
Gary Christensen Washington County Recorder  
07/03/2024 03:29:27 PM Fee \$118.00 By  
COTTONWOOD TITLE INSURANCE AGENCY,  
INC.

WHEN RECORDED MAIL TO:

TPG AG EHC III (LEN) Multi State 1, LLC  
c/o Essential Housing Asset Management LLC  
8585 E. Hartford Drive, Suite 118  
Scottsdale, AZ 85255

MAIL TAX STATEMENT TO:

GRESTONE NEVADA, LLC  
9275 W. Russell Road, Suite 400  
Las Vegas, NV 89148  
Attn: Christina Juarez

File No.: 179491-CAP

## Special Warranty Deed

In Reference to Tax ID Number(s).:

SG-CCD-2-86, SG-CCD-2-87, SG-CCD-3-103 through SG-CCD-3-105, SG-CCD-3-107 through  
SG-CCD-3-109, SG-CCD-3-135, SG-CCD-3-201, SG-CCD-4-88 through SG-CCD-4-102, SG-CCD-4-168  
through SG-CCD-4-174, SG-CCD-4-181 through SG-CCD-4-185, SG-CCD-4-187 through SG-CCD-4-190  
and SG-CCD-4-193 through SG-CCD-4-200

WHEN RECORDED, RETURN TO:

TPG AG EHC III (LEN) Multi State 1, LLC  
c/o Essential Housing Asset Management LLC  
8585 E. Hartford Drive, Suite 118  
Scottsdale, AZ 85255

MAIL TAX STATEMENT TO:

GREYSTONE NEVADA, LLC  
9275 W. Russell Road, Suite 400  
Las Vegas, Nevada 89148  
Attn: Christina Juarez

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**SPECIAL WARRANTY DEED**

*(Divario, St. George, Utah)*

For good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the undersigned GREYSTONE NEVADA, LLC, a Delaware limited liability company ("**Grantor**"), hereby grants and conveys to TPG AG EHC III (LEN) MULTI STATE 1, LLC ("**Grantee**"), whose address is c/o AG Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, AZ, Attn: Steven Benson, that certain real property situated in Washington County, Utah described as follows (the "**Property**"):

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

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

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever. Grantor does hereby covenant to and with Grantee that, previous to the execution of this conveyance, Grantor has not conveyed the same estate to any person other than the Grantee, and that the Property is free from encumbrances done, made or suffered by Grantor, or any person claiming under Grantor, except (a) real property taxes and assessments (b) reservations in patents, water rights, claims or titles to water (c) easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities of public record as of the date of this instrument; and that Grantor shall warrant the same against any other liens, claims or encumbrances done, made or suffered by Grantor, or any person claiming by, through or under Grantor, but none other.

*[Signature on Next Page]*

/ to be effective as of  
EXECUTED this 3 day of July, 2024.

Grantor:

GREYSTONE NEVADA, LLC,  
a Delaware limited liability company

By: Joy Broddle  
Joy Broddle, Authorized Agent

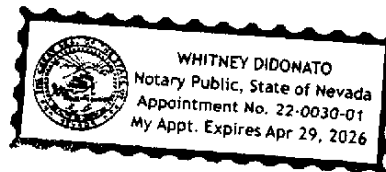
STATE OF NV )  
 ) ss.  
COUNTY OF Clark )

The foregoing instrument was acknowledged before me this 28 day of June, 2024, by Joy Broddle, the Authorized Agent of GREYSTONE NEVADA, LLC, a Delaware limited liability company.

Whitney Didonato  
Notary Public  
Residing at: 9275 W. Russell Rd. Suite 400

My Commission Expires:

April 29, 2026



**EXHIBIT A**

**Legal Description of Property**

All that certain real property situated in the County of Washington, State of Utah, described as follows:

**PARCEL 1:**

Lots 86 and 87, CECITA CREST AT DIVARIO - PHASE 2, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL 2:**

Lots 103, 104, 105, 107, 108, 109, 135, and 201, CECITA CREST AT DIVARIO - PHASE 3, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

**PARCEL 3:**

Lots 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 168, 169, 170, 171, 172, 173, 174, 181, 182, 183, 184, 185, 187, 188, 189, 190, 193, 194, 195, 196, 197, 198, 199, and 200, CECITA CREST AT DIVARIO - PHASE 4, according to the Official Plat thereof, on file in the Office of the Recorder of Washington County, State of Utah.

Assessor's Parcel Number: SG-CCD-2-86, SG-CCD-2-87, SG-CCD-3-103, SG-CCD-3-104, SG-CCD-3-105, SG-CCD-4-88, SG-CCD-4-89, SG-CCD-4-90, SG-CCD-4-91, SG-CCD-4-92, SG-CCD-4-93, SG-CCD-4-94, SG-CCD-4-95, SG-CCD-4-96, SG-CCD-4-97, SG-CCD-4-98, SG-CCD-4-99, SG-CCD-4-100, SG-CCD-4-101, SG-CCD-4-102, SG-CCD-4-168, SG-CCD-4-169, SG-CCD-4-170, SG-CCD-4-171, SG-CCD-4-172, SG-CCD-4-173, SG-CCD-4-174, SG-CCD-4-181, SG-CCD-4-182, SG-CCD-4-183, SG-CCD-4-184, SG-CCD-4-185, SG-CCD-4-187, SG-CCD-4-188, SG-CCD-4-189, SG-CCD-4-190, SG-CCD-4-193, SG-CCD-4-194, SG-CCD-4-195, SG-CCD-4-196, SG-CCD-4-197, SG-CCD-3-107, SG-CCD-3-108, SG-CCD-3-109, SG-CCD-3-135, SG-CCD-3-201, SG-CCD-4-198, SG-CCD-4-199, SG-CCD-4-200