

When recorded, mail to:

Quarles & Brady LLP  
Renaissance One, Two North Central  
Phoenix, Arizona 85004  
Attn: Jason F. Wood, Esq.

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**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten and No/100 Dollars (\$10.00), WQC RIO PASEO INVESTORS VI, L.L.C., a Delaware limited liability company ("**Grantor**"), does hereby convey to MARACAY 91, L.L.C., an Arizona limited liability company ("**Grantee**"), all of Grantor's right, title and interest in and to the following described real property (the "**Property**") situated in Maricopa County, Arizona, together with all improvements thereon and all of Grantor's interest in any rights and privileges appurtenant thereto:

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

SUBJECT TO: taxes and assessments which are not yet due or payable; patent reservations; all covenants, conditions, restrictions, reservations, easements, declarations, encumbrances, liens, obligations and liabilities or other matters recorded in the official records of Maricopa County, Arizona (the "**Records**" or to which reference is made in the Records); any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate ALTA survey, of the Property would reveal; and the applicable municipal, county, state or federal zoning and use regulations.

AND GRANTOR hereby binds itself and its successors to warrant and defend the title against all of the acts of Grantor and no other, subject to the matters set forth above.

[Remainder of page intentionally left blank.]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed this 21 day of December, 2016.

**GRANTOR:**

**WQC RIO PASEO INVESTORS VI, L.L.C.,**  
a Delaware limited liability company

By: Walton Quantum Phoenix Holdings VI, L.L.C.,  
a Delaware limited liability company,  
its Managing Member

By: Walton Phoenix Investors VI, L.L.C.,  
a Delaware limited liability company,  
a Member

By: Walton Acquisition REOC Master VI, L.L.C.,  
a Delaware limited liability company,  
its Sole Member

By: Walton Street Real Estate Fund VI-Q, L.P.,  
a Delaware limited partnership,  
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its Managing Member

By: Walton Street Managers VI, L.P.,  
a Delaware limited partnership,  
its General Partner

By: WSC Managers VI, Inc.,  
a Delaware corporation,  
its General Partner

By: T. J. Junke  
Name: Timothy J Junke  
Title: VP

STATE OF ILLINOIS }  
 }ss  
COUNTY OF COOK }

On December 21, 2016, before me, Michelle Villaseñor (here insert name and title of the officer), personally appeared Timothy J. Junker, proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Michelle Villaseñor



(This area for official notarial seal)

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**Exhibit "A"**Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

UNITS 1001, 1002, 1004, 1005, 1007, 1008, 1010, 1011, 1013, 1014, 1016, 1017, 1019, 1020, 1022, 1023, 1025, 1026, 1028, 1029, 1055, 1056, 1058, 1059, 1061, 1062, 1064, 1065, 1067, 1068, 1070, 1071, 1073, 1074, 1076, 1077, 1079, 1080, 1082, 1083, 1085, 1086, 1088, 1089, 1091, 1092, 1094, 1095, 1097, 1098, 1100, 1101, 1103, 1104, 1106, 1107, 1112, 1113, 1115, 1116, 1118, 1119, 1121, 1122, 1124, 1125, 1127, 1128, 1130, 1131, 1133, 1134, 1136, 1137, 1139, 1140, 1142, 1143, 2003, 2006, 2009, 2012, 2015, 2018, 2021, 2024, 2027, 2030, 2057, 2060, 2063, 2066, 2069, 2072, 2075, 2078, 2081, 2084, 2087, 2090, 2093, 2096, 2099, 2102, 2105, 2108, 2114, 2117, 2120, 2123, 2126, 2129, 2132, 2135, 2138, 2141 AND 2144, OF THE VILLAGE AT RIO PASEO CONDOMINIUM, A CONDOMINIUM AS CREATED BY THAT CERTAIN DECLARATION RECORDED IN RECORDING NO. 2005-1325333 AND FIRST AMENDMENT RECORDED IN RECORDING NO. 2005-1401425 OF OFFICIAL RECORDS AND SHOWN ON THE PLAT OF SAID CONDOMINIUM RECORDED IN BOOK 761 OF MAPS, PAGE 38 AND AFFIDAVIT OF CORRECTION RECORDED IN RECORDING NO. 2005-1697457 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION.

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