



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER

Virginia Ross

Electronically Recorded

DATE/TIME: 05/02/2022 1646

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2022-052891

RECORDING REQUESTED BY:

Thomas Title & Escrow

WHEN RECORDED MAIL TO:

Lucid USA, Inc., a Delaware corporation  
442 W Korsten Rd Ste 203  
Casa Grande, AZ 85122

Escrow No. 10669TAZ

Doc 2 of 2

**SPECIAL WARRANTY DEED**

For the consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration received, **Arizona Land Consulting, LLC**, an Arizona limited liability company ("**Grantor**"), does hereby grant and convey to **Lucid USA, Inc.**, a Delaware corporation ("**Grantee**"), the following described real property (the "**Land**") situated in Pinal County, Arizona:

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

TOGETHER WITH all of Grantor's right, title and interest; if any in and to the following (but without any representation or warranty by Grantor regarding the existence thereof, the title thereto, or the condition thereof): (a) all buildings, structures, and improvements including offsite and in-tract infrastructure improvements thereon or benefiting the Land (the "**Improvements**"); and (b) all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection with the Land and/or any of the Improvements, including, without limitation, all (i) development rights and credits, air rights, water, water rights, and water stock relating to the Land; (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to the Land; and (iii) minerals, oil, gas, and other hydrocarbon substances in, under, or that may be produced from the Land (collectively, with the Land and Improvements, the "**Property**").

SUBJECT TO all 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, any matters which would be shown or discovered by a survey or inspection of the Property, zoning ordinances and regulations and any other laws, ordinances or governmental regulations restricting or regulating the use, occupancy, or enjoyment of the Property.

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**EXHIBIT "A"**

PARCEL ONE (1):

LOT 1 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL TWO (2):

LOT 2 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL THREE (3):

A NON-EXCLUSIVE, PERPETUAL-EASEMENT FOR THE CONVEYANCE OF IRRIGATION WATER AND THE MAINTENANCE AND OPERATION OF CANALS, DITCHES AND LATERALS AS GRANTED IN THAT CERTAIN IRRIGATION EASEMENT RECORDED ON FEBRUARY 8, 2012 AS 2012-010039, OF OFFICIAL RECORDS.

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 511-02-001E

BOOK MAP PARCEL SPLIT  
LETTER

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? 1

Please list the additional parcels below (no more than four):

(1) 511-02-001F

(3)

(2) (4)

## 2. SELLER'S NAME AND ADDRESS:

Arizona Land Consulting, LLC, an Arizona limited liability company  
7181 E Camelback Rd Unit 401  
Scottsdale, AZ 85251

## 3. (a) BUYER'S NAME AND ADDRESS:

Lucid USA, Inc., a Delaware corporation  
442 W Korsten Rd Ste 203  
Casa Grande, AZ 85122

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

## 4. ADDRESS OF PROPERTY:

SWC W Selma Hwy & S Thornton Rd  
Casa Grande, AZ

## 5. (a) MAIL TAX BILL TO: (Taxes due if no bill received)

Lucid USA, Inc., a Delaware corporation  
442 W Korsten Rd Ste 203  
Casa Grande, AZ 85122

(b) Next tax payment due 10/1/2022

## 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  
d. ☐ 2-4 Plex i. ☐ Other Use; Specify: ☐ Affixed ☐ Not Affixed  
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:

- a. ☐ To be used as a primary residence.  
b. ☐ To be rented to someone other than a "family member."  
c. ☐ To be used as a non-primary or secondary residence.

## 8. If you checked e or f in item 6 above, indicate the number of units:

For Apartment Properties, Motels / Hotels, Mobile Home / RV Parks, etc.

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 Arizona

County of Pinal

Subscribed and sworn to before me this 2nd day of May

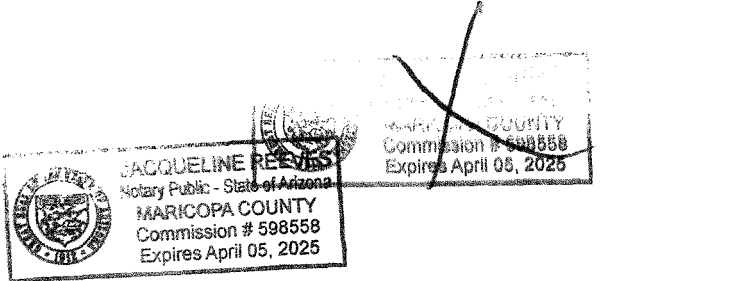
2022

Notary Public

Notary Expiration

Date

DOR FORM 82162 (04/2014)



## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION

FEE NO

RECORD DATE

PINAL

2022-052891

05/02/2022

## 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:

## 10. SALE PRICE:

\$9,800,000.00

## 11. DATE OF SALE (Numeric Digits):

03 /2022  
Month Year

## 12. DOWN PAYMENT:

\$9,800,000.00

## 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☐ VA  
(3) ☐ FHA  
d. ☐ Seller Loan (Carryback) f. ☐ Other financing; Specify:

## 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% or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

## 15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: n/a

## 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):

Thomas Title and Escrow Agency  
2930 East Camelback Rd., Suite 200  
Phoenix, AZ 85016

## 18. LEGAL DESCRIPTION (attach copy if necessary)

See Exhibit "A" attached hereto and made a part hereof.

Signature of Buyer/Agent

State of Arizona

County of Pinal

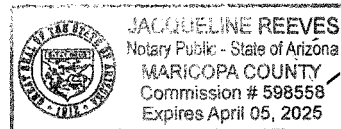
Subscribed and sworn to before me this 2nd day of May

2022

Notary Public

Notary Expiration Date

4-5-2025



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