

THOMAS TITLE & ESCROW

WHEN RECORDED MAIL TO:

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



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 05/17/2022 0944  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-058147

Escrow No. 10863TAZ

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.

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 above set forth.

DATED: May 13<sup>th</sup>, 2022

GRANTOR:

Arizona Land Consulting, LLC, an Arizona limited liability company

By: Anita Lallian  
Its: Manager and Member

State of ARIZONA }

County of Maricopa }

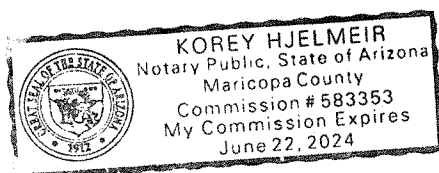
On May 13<sup>th</sup> 2022, before me, the undersigned Notary Public, personally appeared Anita Lallian, as Manager and Member of Arizona Land Consulting, LLC, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/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.

(Seal)

Notary Public

My Commission Expires: 6/22/24



**EXHIBIT "A"**

**Legal Description of Property**

THE SOUTH ONE-HALF (S1/2) OF THE SOUTHWEST QUARTER (SW1/4) OF THE NORTHWEST QUARTER (NW1/4) AND THE SOUTH ONE-HALF (S1/2) OF SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-ONE (31), TOWNSHIP SIX SOUTH (T6S), RANGE SIX EAST (R6E), OF THE GILA-AND SALT-RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel: 507-14-002B

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? 0

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

(1) (2) (3) (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:**SW of Thornton Rd and We Peters Rd  
Casa Grande, AZ 85193**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 10/01/2022

**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.

**FOR RECORDER'S USE ONLY**COUNTY OF RECORDATION  
FEE NO  
RECORD DATEPINAL  
2022-058147  
05/17/2022**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:**

\$7,500,000.00

**11. DATE OF SALE (Numeric Digits):**04 / 2022  
Month Year**12. DOWN PAYMENT:****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 Sales 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.

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 Pinal

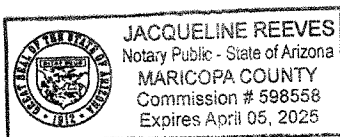
Subscribed and sworn to before me this 16th day of May, 2022

Notary Public

Notary Expiration

Date

DOR FORM 82162 (04/2014)



Signature of Buyer/Agent

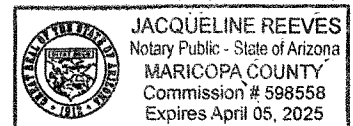
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CONFIDENTIAL