



DATE/TIME: 12/11/08 1628
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2008-118199

Recording Requested by:
First American Title Insurance Agency, Inc.

When recorded mail to:
Garry Neuls

~~1401 East Sweet Citrus Drive~~ 19 Indigo Cres
~~Oroon Creek, AZ, 85740~~ -Moose Jaw, SK, CA S6J1K4

SPECIAL WARRANTY DEED

File No. **240-5033850** (lkh)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Trilogy Encanterra Marketing, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

Garry Neuls, ^{an unmarried man} the GRANTEE

the following described property situate in **Pinal County, Arizona**:

LOT 18, OF SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 34.

Subject To: current taxes; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations and other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights of way, or restrictions that a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

THE PROPERTY CONVEYED PURSUANT TO THIS DEED IS FURTHER SUBJECT TO (a) the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008, in Fee No. 2008-003492, (b) the Declaration of Covenants, Conditions, Restrictions and Easements for The Club at Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008, in Fee No. 2008-003493, and (c) the Declaration of Easements and Covenant to Share Costs for Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008, in Fee No. 2008-003494, all of which, together with any and all amendments and supplements thereto, impose upon the Property and other real property, under a general plan of development, certain covenants, conditions, restrictions, easements, servitudes, and other provisions running with the land and binding title to the Property and all owners of any portion thereof or interest therein, whether or not referenced in any future deed or instrument.

And the GRANTOR hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters set forth herein, and none other.

DATED: November 26, 2008

File No.: 240-5033850 (lkh)
A.P.N.:

Warranty Deed - continued

Trilogy Encanterra Marketing, LLC, a
Delaware limited liability company

By: Shea Homes Limited Partnership, a
California limited partnership, its
Authorized Agent

Linda Lockman
By: Linda Lockman, Assistant Secretary

Carmen Lira
By: Carmen Lira, Assistant Secretary

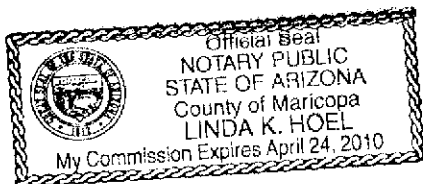
STATE OF AZ)
County of Maricopa)ss.

On 12/10/08, before me, the undersigned Notary Public, personally appeared **Linda Lockman, Assistant Secretary and Carmen Lira, Assistant Secretary**, 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/her/their authorized capacity(ies) and that 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.

My Commission Expires:

Linda K. Hoel
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 104-28-00308
 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?
 Please list the additional parcels below (no more than four):
 (1) 104-28-00769 (3) _____
 (2) 104-28-00803 (4) _____

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

COUNTY OF RECORDATION: PINAL
 FEE NO: 2008-118199
 RECORD DATE: 12/11/08

Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
Trilogy Encanterra Marketing, LLC
8800 North Gainey Center Drive Suite 350
Scottsdale, AZ 85258

10. 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

3. (a) BUYER'S NAME AND ADDRESS:
Garry Neuls
1401 East Sweet Citrus Drive
Queen Creek, AZ 85240

11. SALE PRICE: 450,647.00 00
 12. DATE OF SALE (Numeric Digits): 5/08
 Month Year
 (For example: 03 / 05 for March 2005)

(b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: _____

13. DOWN PAYMENT: \$ 450,647.00 00

4. ADDRESS OF PROPERTY:
1401 East Sweet Citrus Drive
Queen Creek, AZ 85240

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from Financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____

5. MAIL TAX BILL TO:
Garry Neuls
1401 East Sweet Citrus Drive
Queen Creek, AZ 85240

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No x
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 6,114 00 AND
 briefly describe the Personal Property: _____

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: _____
 e. Apartment Building

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d, or h in Item 6 above, please check one of the following:
 To be occupied by owner or family member.
 To be rented to someone other than "family member."
 See reverse side for definition of a "family member."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Agency, Inc.
6877 South Kings Ranch Road, Suite 5
Gold Canyon, AZ 85219
240-5033850 (lkh) Phone (480)288-0883

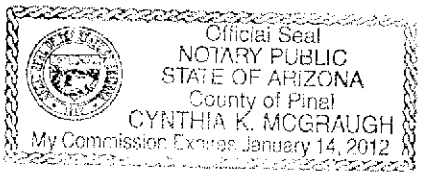
8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 18, OF SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET H, SLIDE 34.

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 AZ County of Pinal
 Subscribed and sworn to before me on this _____ day of _____
 Notary Public _____
 Notary Expiration Date 1/14/2012

Signature of Buyer/Agent _____
 State of AZ County of Maricopa
 Subscribed and sworn to before me on this _____ day of DEC 2008
 Notary Public _____
 Notary Expiration 9-24-10



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