



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

MICHAEL O'CONNOR
CHRISTINA O'CONNOR
1522 EAST SWEET CITRUS WAY
SAN TAN VALLEY, AZ 85140

DATE/TIME: 11/30/2012 0919

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-102768



ESCROW NO.: 66120595 - 066 - NW

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company

conveys to

Michael O'Connor and Christina O'Connor, Husband and Wife

the following real property situated in Pinal County, Arizona:

Lot 503, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to Cabinet H, Slide 35, records of Pinal County, Arizona.

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 State 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 and Restrictions and Easements for The Club at Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008, in Fee No. 2008-003493, (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 of 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 1, 2012

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Trilogy Encanterra Marketing LLC, a
Delaware limited liability company

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

Caroline Villegas
By: Authorized Agent

Nikki Decker
By: Authorized Agent

State of Arizona }
County of Pinal } ss:

On November 15, 2012, before me, the undersigned Notary Public, personally
appeared Caroline Villegas and Nikki Decker, 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 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.

My Commission Expires: 8/14/15
Notary Public

Nikki Watson



Nikki Watson exp. 8/14/15

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Michael O'Connor and Christina O'Connor, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance, dated November 1, 2012, and executed by Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company as Grantors, to Michael O'Connor and Christina O'Connor, Husband and Wife as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named in the deed, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property with right of survivorship.

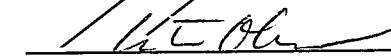
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: November 1, 2012

GRANTEES:



Michael O'Connor

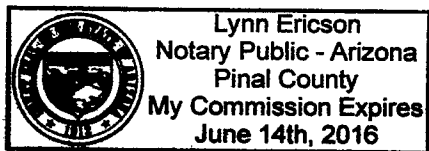


Christina O'Connor

State of Arizona
County of Pinal

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated November 1, 2012 and consisting of 2 page(s), was acknowledged before me this 27th day of November, 2012 by Michael O'Connor and Christina O'Connor.



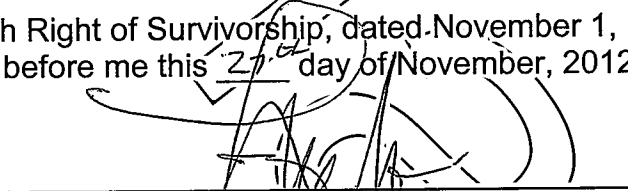

Notary Public

Exhibit A

Lot 503, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to Cabinet H, Slide 35, records of Pinal County, Arizona.

Johnson Farms, Inc.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: /	109-52-507			
/	BOOK	MAP	PARCEL	SPLIT

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 (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company

551 E Combs Road San Tan Valley, AZ 85140

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

Michael O'Connor and Christina O'Connor

1522 East Sweet Citrus Way San Tan Valley, AZ 85140

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

36439 N. Crucillo Drive
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Michael O'Connor and Christina O'Connor
36439 N. Crucillo Dr.
San Tan Valley, AZ 85140

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agricultural
- h. Mobile or Manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 used as a primary residence.
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

See reverse side for definition of a "primary residence" or "family member."

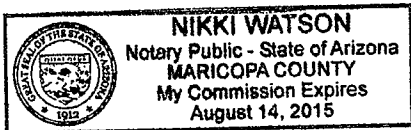
8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

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 Maricopa
 Subscribed and sworn to before me on this 15 day of Nov 2012
 Notary Public _____
 Notary Expiration Date 8/14/15



FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 11/30/2012 0919
 FEE NUMBER: 2012-102768

10. SALE PRICE: \$ 376,328.00

11. DATE OF SALE (Numeric Digits): 11/12
 Month / Year

12. DOWN PAYMENT \$ 376,328.00

13. METHOD OF FINANCING:
- a. Cash (100% of Sale Price)
 - b. Barter 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: _____

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 percent or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 0 00 AND _____
 briefly describe the Personal Property: _____

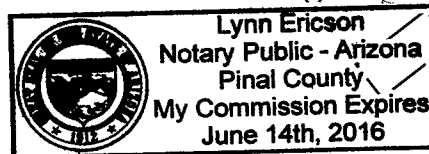
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Security Title Agency
3100 W. Ray Rd., Ste. 143, Chandler, AZ 85226
(480) 838-8788

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 on this 20 day of November 2012
 Notary Public _____
 Notary Expiration Date 6-14-2016



Escrow No. 66120595-066-NW

EXHIBIT "A"
Legal Description

Lot 503, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 2, according to Cabinet H, Slide 35, records of Pinal County, Arizona.

JOHNSON FARMS