



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

SAMUEL J. STROK
GAIL A. STROK
2910 S. GREENFIELD RD #1094
GILBERT, AZ 85295

DATE/TIME: 11/30/2012 1429

FEE: \$11.00

PAGES: 5

FEE NUMBER: 2012-103097



ESCROW NO.: 66120966 - 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

Samuel J. Strok and Gail A. Strok, Husband and Wife

the following real property situated in **Pinal** County, Arizona:

See Exhibit A attached hereto and made a part hereof.

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 Villagas
By: Authorized Agent

Nikki Decker
By: Authorized Agent

State of Arizona

County of Pinal

} ss:

On November 5, 2012 before me, the undersigned Notary Public, personally
appeared Caroline Villagas 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

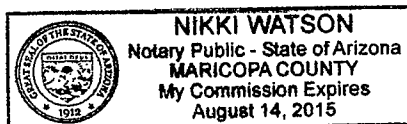


Exhibit A

Lot 1969 , SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 7B, according to subdivision map recorded March 16, 2011 in Fee No. 2011-022691, records of Pinal County, Arizona.

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Samuel J. Strok and Gail A. Strok, 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 **Samuel J. Strok and Gail A. Strok, Husband and Wife** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

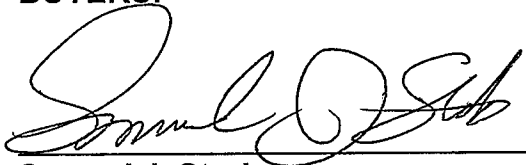
to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

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

Dated: November 1, 2012

GRANTEES:

BUYERS:



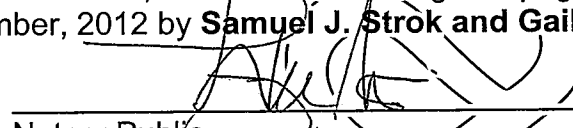
Samuel J. Strok



Gail A. Strok

State of Arizona } ss:
County of Pinal

The foregoing Acceptance of Joint Tenancy, dated November 1, 2012 and consisting of 2 page(s), was acknowledged before me this 28th day of November, 2012 by **Samuel J. Strok and Gail A. Strok**.



Notary Public

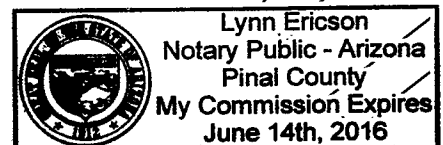


Exhibit A

Lot 1969 , SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 7B, according to subdivision map recorded March 16, 2011 in Fee No. 2011-022691, records of Pinal County, Arizona.

Johnson Farms

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>109-52-660</u>
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:

Samuel J. Strok
2910 S. Greenfield Rd #1094 Gilbert, AZ 85295

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

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

774 E. Vesper Trail San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Samuel J. Strok
774 E. VESPER TRAIL
SAN TAN VALLEY, AZ 85140

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

- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input checked="" type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural |
| c. <input type="checkbox"/> Condo or Townhouse | h. <input type="checkbox"/> Mobile or Manufactured Home |
| | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex | i. <input type="checkbox"/> Other Use; Specify: _____ |
| e. <input type="checkbox"/> 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:

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

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. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> 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.

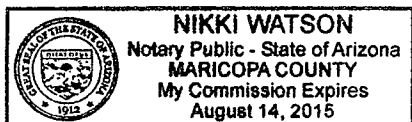
Signature of Seller / Agent

State of ARIZONA, County of Maricopa

Subscribed and sworn to before me on this 27 day of NOV 2012

Notary Public

Notary Expiration Date 8/14/15



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 11/30/2012 1429

FEE NUMBER: 2012-103097

10. SALE PRICE: \$ 187,015.00

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

12. DOWN PAYMENT \$ 45,547.00

13. METHOD OF FINANCING:

- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input checked="" type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| | (3) <input type="checkbox"/> FHA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | f. <input type="checkbox"/> 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.

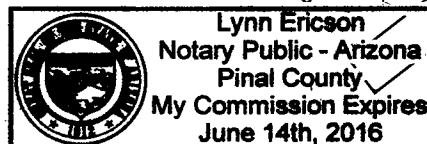
Signature of Buyer / Agent

State of ARIZONA, County of PINAL

Subscribed and sworn to before me on this 28 day of November 2012

Notary Public

Notary Expiration Date 6-14-2016



Escrow No. 66120966-066-NW

EXHIBIT "A"
Legal Description

Lot 1969 , SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 7B, according to subdivision map recorded March 16, 2011 in Fee No. 2011-022691, records of Pinal County, Arizona.