



Fidelity National Title
When-recorded mail to:
Keonta Baker
649 E. Canyon Rock Rd
San Tan Valley, AZ 85143

DATE/TIME: 11/25/2013 1634
FEE: \$11.00
PAGES: 4
FEE NUMBER: 2013-091840



Escrow No. 72003017

WARRANTY DEED

For the consideration of Ten and 00/100 Dollars, and other valuable considerations, I or we,

Shea Homes Arizona Limited Partnership, an Arizona Limited Partnership

the GRANTOR does hereby convey to

Keonta J. Baker, an unmarried man and Katrina A. Bruton, an unmarried woman

the GRANTEE

the following described property situated in Pinal County, Arizona:

See Legal Description EXHIBIT "A" attached hereto and made a part hereof

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantors do warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: 9/27/2013

STATE of ARIZONA

COUNTY of MARICOPA

On 9-30-13, before me, the undersigned Notary Public, personally appeared

Joyce M. Manigold, Carly Harlacher

personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: 8-31-16

Shea Homes Arizona Limited Partnership,
an Arizona limited partnership,

By: Shea Homes Limited Partnership,
A California limited partnership
Its: General Partner

By:
Its: Authorized Agent

By:
Its: Authorized Agent



DEBRA HAMILTON
Notary Public - Arizona
Maricopa County
Expires 08/31/2016

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA,
AND IS DESCRIBED AS FOLLOWS:

**Lot 64, JOHNSON RANCH UNIT 23B, according to the plat of record in the office of the County Recorder of Pinal
County, Arizona, recorded in Cabinet E of Maps, Slide 133.**

APN: 210-76-4000

Johnson Ranch



ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Keonta J Baker, An Unmarried Man and Katrina A Bruton, An Unmarried Woman, 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 and executed by Shea Homes Arizona Limited Partnership, an Arizona limited partnership as Grantors, to Keonta J Baker, An Unmarried Man and Katrina A Bruton, An Unmarried Woman 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 22, 2013

GRANTEES:


Keonta J Baker



Katrina A Bruton

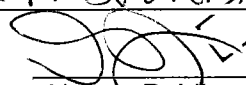
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED

State of Arizona
County of Maricopa ss:

The foregoing document was acknowledged before me this 22 day of November 2013
by Keonta J Baker & Katrina A Bruton

(Seal)

 TIFFANY REYES
Notary Public - Arizona
Maricopa County
Expires 02/29/2016


Notary Public

Escrow No.: 72003017-043-DH

EXHIBIT "A"
Legal Description

Lot 64, JOHNSON RANCH UNIT 23B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E of Maps, Slide 133.

Johnson Ranch

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	210-76-4000			
	BOOK	MAP	PARCEL	SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No x
 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:

Shea Homes Arizona Limited Partnership, an Arizona limited partnership
8800 N. Gainey Center Drive Suite 350
Scottsdale, AZ 85258

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

Keonta J Baker
38135 N. Bonnie Lane
San Tan Valley, AZ 85140

(b) Are the Buyer and Seller Related? Yes No x
 If Yes, state relationship:

4. ADDRESS OF PROPERTY:

649 E Canyon Rock Rd
San Tan Valley, AZ 85143

5. MAIL TAX BILL TO:

Keonta J Baker
649 E Canyon Rock Rd
San Tan Valley, AZ 85143

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 AZ County of MARICOPA
 Subscribed and sworn to before me on this 22 day of NOV 2013
 Notary Public: _____
 Notary Expiration Date: 8-31-16

FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 11/25/2013 1634
 FEE NUMBER: 2013-091840

10. SALE PRICE: \$ 163,922.00

11. DATE OF SALE (Numeric Digits): May 10, 2013
 Month / Year

12. DOWN PAYMENT \$ -3345.00

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: RHS

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 x
- (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND 00
 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 x
- If Yes, briefly describe the solar / energy efficient components:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

BUYERS

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 Maricopa
 Subscribed and sworn to before me on this 22 day of NOV 2013
 Notary Public: _____
 Notary Expiration Date: 02/29/2016



DEBRA HAMILTON
 Notary Public—Arizona
 Maricopa County
 Expires 08/31/2016



TIFFANY REYES
 Notary Public - Arizona
 Maricopa County
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