

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

LINDA ARRINGTON-BOWLES  
51 LIVINGSON AVE  
DOVER, NJ 07801



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 06/02/2016 1019

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2016-035120



ESCROW NO.: 66151508 - 066 - SN1

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

Linda Arrington-Bowles, An Unmarried Woman

the following real property situated in Pinal County, Arizona:

Lot 590 Shea Homes at Johnson Farms Neighborhood 3, according to Recording No. 2012-094793, thereafter Affidavit of Correction recorded in Recording No. 2013-3018, 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: April 28, 2016

Spwar01

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

TRILOGY ENCANTERRA MARKETING LLC, a Delaware limited liability company

By:  
SHEA CAPITAL I, LLC,  
A Delaware limited liability company  
Its: Sole Member

By: ~~Shea Homes Limited Partnership,~~  
~~A California limited partnership~~  
Its: ~~Manager~~

By: Caroline Villegas  
Authorized Agent: Caroline Villegas

By: Nikki Decker  
Authorized Agent: Nikki Decker

State of Arizona

County of Pinal

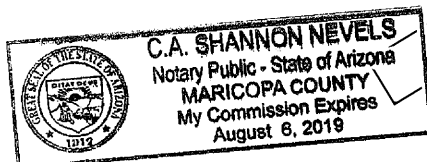
} ss:

On May 4, 2016, 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:

Notary Public



**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: **109-53-030**  
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  
8800 North Gainey Center Dr., Ste. 370  
Scottsdale, AZ 85258

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

Linda R. Arrington-Bowles  
51 Livingston Ave  
Dover, NJ 07801

(b) Are the Buyer and Seller related? Yes ☐ No ☒  
If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

36285 N Secret Garden Path  
San Tan Valley, AZ 85140

**5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)**

Linda R. Arrington-Bowles  
36285 N. Secret Garden Path  
San Tan Valley, AZ 85140

(b) Next tax payment due \_\_\_\_\_

**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  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
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 "qualified family member."  
c. ☐ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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. \_\_\_\_\_

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 1 day of June 2016

Notary Public \_\_\_\_\_

Notary Expiration Date 8-6-2019



**C.A. SHANNON NEVELLS**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
August 6, 2019

DOR FORM 82162 (04/2014)

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 06/02/2016 1019**

**FEE NUMBER: 2016-035120**

**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:** \$ **409,414.00**

**11. DATE OF SALE (Numeric Digits):** 08 / 15  
Month / Year

**12. DOWN PAYMENT** \$ **159,414.00**

**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  
f. ☐ Other financing; Specify: \_\_\_\_\_  
d. ☐ Seller Loan (Carryback)

**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:

\$ 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):**  
Buyer Herein \_\_\_\_\_

Phone: \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Signature of Buyer / Agent \_\_\_\_\_  
State of AZ, County of Maricopa

Subscribed and sworn to before me on this 1 day of June 2016

Notary Public \_\_\_\_\_

Notary Expiration Date 7-6-2019



**KIMBERLY A. COUNCE**  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
July 6, 2019

FORM 0135 (DSI Rev. 05/17/2014)

EXHIBIT "A"  
Legal Description

Lot 590 Shea Homes at Johnson Farms Neighborhood 3, according to Recording No. 2012-094793, thereafter Affidavit of Correction recorded in Recording No. 2013-3018, records of Pinal County, Arizona.