



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Fidelity National Title
When recorded mail to:
Fidelity National Title Agency
21803 N. Scottsdale Rd Ste 105
Scottsdale, AZ 85255

DATE/TIME: 07/26/2016 0826
FEE: \$17.00
PAGES: 2
FEE NUMBER: 2016-048839



Escrow No: 65004772

SPECIAL 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

Christine Eul, a single woman

the GRANTEE

the following described property situated in Maricopa 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: 7/13/2016

STATE of ARIZONA

COUNTY of MARICOPA

On 7/19/16, 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: 9/28/17

Shea Homes Arizona Limited Partnership,
an Arizona limited partnership,

By: Shea Homes Limited Partnership,
A California limited partnership,

By:

Its: Authorized Agent
Carly Harlacher

By:

Its: Authorized Agent
Joyce M. Manigold



MERCEDES M. PERRY
Notary Public - Arizona
Maricopa County
Expires 09/28/2017

Escrow No. 65004774-065-EM1

LEGAL DESCRIPTION

Lot 97, 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's

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-76-097
 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:

Shea Homes Arizona L.P.
8800 N. Gainey Center Drive, Suite 350
Scottsdale, AZ 85258

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

Christine Eul
3273 136th St.
West Rosemount, MN 55068

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

4. ADDRESS OF PROPERTY:

512 E. Castle Rock Rd.
San Tan Valley, AZ 85143

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

Christine Eul
512 E. Castle Rock Rd.
San Tan Valley, AZ 85143

(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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 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.

FOR RECORDER'S USE ONLY

PINAL COUNTY

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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: \$ 200,050.00

11. DATE OF SALE (Numeric Digits): 07 / 2016
 Month / Year

12. DOWN PAYMENT \$ 30,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (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):

Christine Eul
512 E. Castle Rock Rd.
San Tan Valley, AZ 85143
 Phone: (612) 619-1693

18. LEGAL DESCRIPTION (attach copy if necessary):

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

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 26 day of July 2016

Notary Public Emily Bjork

Notary Expiration Date 9/15/18

Signature of Buyer / Agent _____

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 25 day of July 2016

Notary Public _____

Notary Expiration Date 8-15-18



EMILY BJORK
 Notary Public - Arizona
 Maricopa County
 Expires **09/15/2018**



BRIAN ROTHENBERG
 NOTARY PUBLIC - State of Arizona
 MARICOPA COUNTY
 My Comm. Expires August 15, 2018

EXHIBIT "A"
Legal Description

Lot 97, 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