

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

J. VERNON THOMASON AND PAT  
THOMASON, AS TRUSTEES OF  
THE TOMASON LIVING TRUST  
DATED FEBRUARY 12, 1980

1482 BITTERN DR.

ESCROW NO.: 66131011 - 066 - NW



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 10/22/2013 0943

FEE: \$14.00

PAGES: 4

FEE NUMBER: 2013-083846



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

J. Vernon Thomason and Pat Thomason, as Trustees of the Tomason Living Trust dated February 12, 1980

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: September 11, 2013

Escrow No.: 66131011-066-NW

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

Nir Deh  
By: Authorized Agent

State of Arizona } ss:  
County of Pinal

On September 18, 2013, 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

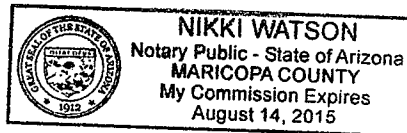


Exhibit A

Lot 1846, 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

DATE: September 17, 2013

ESCROW NO.: 66131011-066-NW

**TRUST DECLARATION**

**Disclosure of Beneficiaries**

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated February 12, 1980 are as follows:

Name: Shawn Thomason

Address: 42 Compton Dr

Name: EASTBOURNE

Address: East Sussex, England BN 208 BY

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

By: J. Vernon Thomason Trustee  
(Signature of Trustee)

Pat Thomason Trustee  
(Signature of Trustee)

as Trustee (s) of The **J. Vernon Thomason and Pat Thomason, as Trustees of the Tomason Living Trust dated February 12, 1980**

(This document will be recorded at the Close of Escrow attached to the Deed)

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-52-6040			
	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:

J. Vernon Thomason and Pat Thomason, as Trustees  
1482 Bittern Dr. Sunnyvale, CA 94087

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

4. ADDRESS OF PROPERTY:

37269 N. Wild Barley Path San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

J. Vernon Thomason and Pat Thomason, as Trustees  
37269 N. Wild Barley Path  
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.  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: \_\_\_\_\_

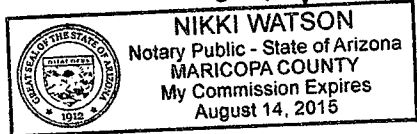
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- a.  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: Nikki Watson  
State of Arizona, County of Maricopa  
Subscribed and sworn to before me on this 30 day of Sept 2013  
Notary Public: Nikki Watson  
Notary Expiration Date: 8/14/15



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**  
**DATE/TIME: 10/22/2013 0943**  
**FEE NUMBER: 2013-083846**

10. SALE PRICE: \$ 751,986.00

11. DATE OF SALE (Numeric Digits): 10/13  
Month / Year

12. DOWN PAYMENT \$ 751,986.00

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: \_\_\_\_\_

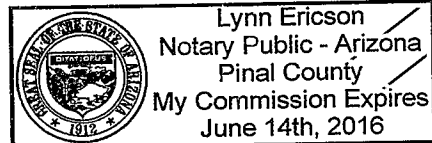
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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: J. Vernon Thomason  
State of ARIZONA, County of Maricopa  
Subscribed and sworn to before me on this 16 day of Oct 2013  
Notary Public: Lynn Ericson  
Notary Expiration Date: 6-14-2016



Escrow No. 66131011-066-NW

**EXHIBIT "A"**  
**Legal Description**

**Lot 1846, 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