

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

ANGELA WIXTED, TRUSTEE OF
THE 2008 ANGELA WIXTED TRUST
DATED 9/2/2008

70 HOLLY LEAF
ALISO VIEJO, CA 92656

ESCROW NO.: 66151147 - 066 -MRA



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 08/03/2015 0922

FEE: \$20.00

PAGES: 3

FEE NUMBER: 2015-050154



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

Angela Wixted, Trustee of the 2008 Angela Wixted Trust dated 9/2/2008

the following real property situated in Pinal County, Arizona:

Lot 674 Shea Homes at Johnson Farms Neighborhood 3, according to Fee No. 2012-094793,
thereafter Affidavit of Correction recorded in 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: July 17, 2015

Spwarr01

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: Niki Deh
Authorized Agent: Niki Deh

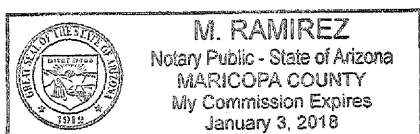
By: Caroline Villagras
Authorized Agent: Caroline Villagras

State of Arizona } ss:
County of Maricopa

On 7-21-15, before me, the undersigned Notary Public, personally appeared Niki Deh and Caroline Villagras, 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: 1-3-18
Notary Public



DATE: July 23, 2015

ESCROW NO.: 66151147-066-MRA

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated 9-2-08 are as follows:

Name: Jessica Nordquist

Address: 1412 Blakeney Lane, Austin, Texas 78753

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: Angela Wixted
(Signature of Trustee)

(Signature of Trustee)

as Trustee (s) of The Angela Wixted Trust
Angela Wixted Trust
(This document will be recorded at the Close of Escrow attached to the Deed)

Trustdcl

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-114
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:

Angela Wixted, Trustee of the 2008 Angela Wixted Trust
70 Holly Leaf

Aliso Viejo, CA 92656

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

If Yes, state relationship:

4. ADDRESS OF PROPERTY:

1567 E. Elysian Pass

San Tan Valley, AZ 85140

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

Angela Wixted, Trustee of the 2008 Angela Wixted Trust

1567 E Elysian Pass

San Tan Valley, AZ 85140

(b) Next tax payment due Oct 2015

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

- a. 2015 Vacant Land f. ☐
- ☒ Commercial or Industrial Use
- b. ☒ Single Family Residence g. ☐ Agricultural
- c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
- 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.

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 17 day of July 2015

Notary Public

Notary Expiration Date 1-3-18

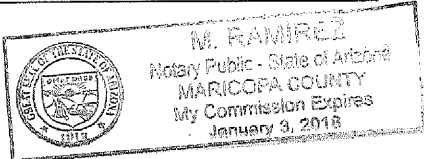
Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 17 day of July 2015

Notary Public

Notary Expiration Date



DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 08/03/2015 0922

FEE NUMBER: 2015-050154

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: \$ 405,442.00

11. DATE OF SALE (Numeric Digits): July / 2015

Month / Year

12. DOWN PAYMENT \$ 405,442.00

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
- d. ☐ Seller Loan (Carryback) (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:

\$ 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):

Seller and Buyers Herein

Phone:

18. LEGAL DESCRIPTION (attach copy if necessary):

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

SFRM0135 (DSI Rev. 05/17/2014)

CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- ☒ See Attached Document (Notary to cross out lines 1-6 below)
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

 Signature of Document Signer No. 1

 Signature of Document Signer No. 2 (if any)

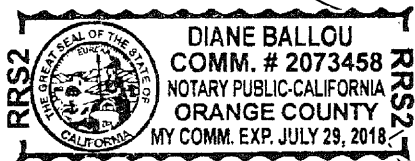
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me

on this 24 day of July, 2015,
 by Angela Wixted
 (1) _____
 (and (2) _____),
 Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature Diane Ballou
 Signature of Notary Public

Seal
 Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of Property Value Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

EXHIBIT "A"
Legal Description

Lot 674 Shea Homes at Johnson Farms Neighborhood 3, according to Fee No. 2012-094793, thereafter Affidavit of Correction recorded in 2013-3018, records of Pinal County, Arizona.