



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

PETER MCCONNELL JR.  
JANE KAY MCCONNELL  
1610 N RIO BUENA VISTA VISTA  
GREEN VALLEY, AZ 85614

DATE/TIME: 05/23/2019 0920  
FEE: \$17.00  
PAGES: 4  
FEE NUMBER: 2019-039945

ESCROW NO.: 66190565 - 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

Peter McConnell Jr. and Jane Kay McConnell, Husband and Wife

the following real property situated in Pinal County, Arizona:

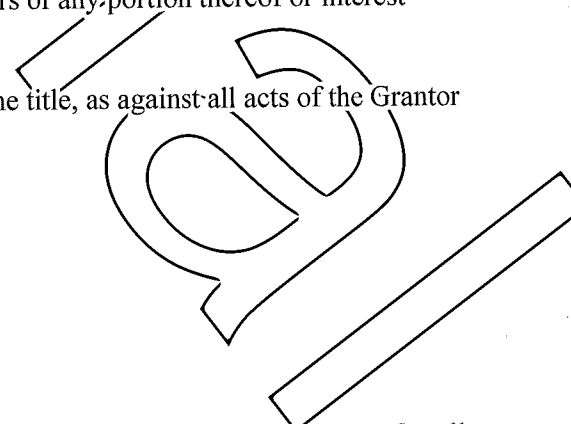
Lot 912, Re-Plat of Shea Homes at Johnson Farms, Neighborhood 4HD, according to the Plat  
recorded in Recording No. 2015-005297, records of Pinal County, Arizona.

**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 25, 2019



Escrow No.: 66190565-066-SN1

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 1 2019, 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: 6-5-22  
Notary Public



Tracey Spidler

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

**Peter McConnell Jr. and Jane Kay McConnell, Husband and Wife**, 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, dated May 8, 2019, and executed by **Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company** as Grantors, to **Peter McConnell Jr. and Jane Kay McConnell, Husband and Wife** 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 joint tenants with right of survivorship, but as community property 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 community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: May 8, 2019

GRANTEES:

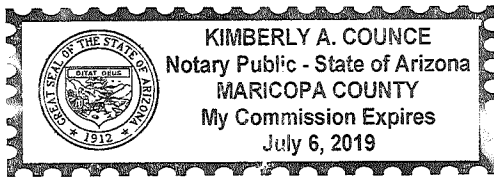
  
\_\_\_\_\_  
Peter McConnell Jr.

  
\_\_\_\_\_  
Jane Kay McConnell

State of Arizona  
County of Pinal

} ss:

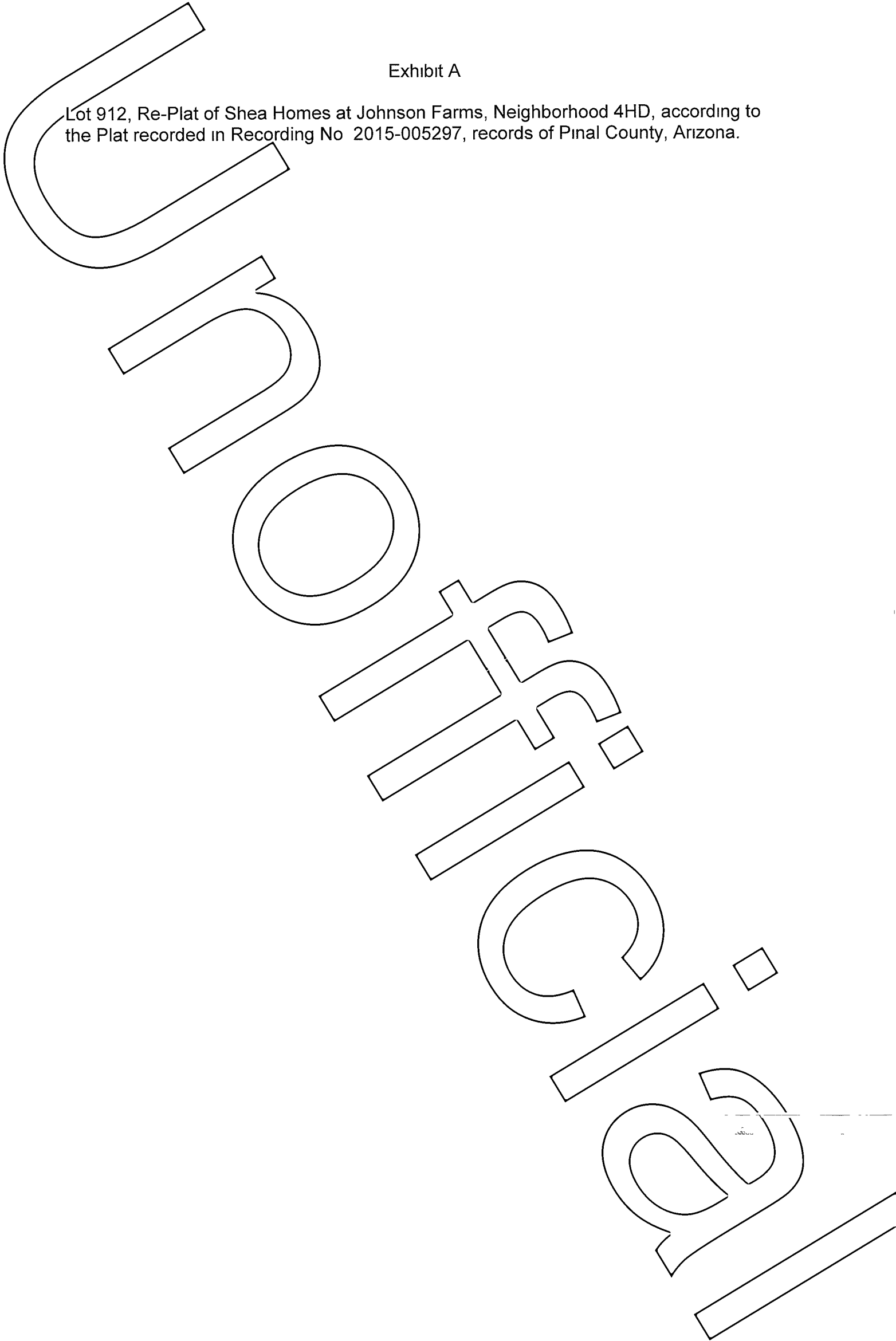
The foregoing Acceptance of Community Property with Right of Survivorship, dated May 8, 2019 and consisting of 2 page(s), was acknowledged before me this 20-day of May, 2019, by **Peter McConnell Jr. and Jane Kay McConnell**.



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

Exhibit A

Lot 912, Re-Plat of Shea Homes at Johnson Farms, Neighborhood 4HD, according to the Plat recorded in Recording No 2015-005297, records of Pinal County, Arizona.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-55-087  
 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:

Peter McConnell Jr.  
1610 N Rio Buena Vista Vista  
Green Valley, AZ 85614

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

4. ADDRESS OF PROPERTY:

712 E. Myrtle Pass  
San Tan Valley, AZ 85140

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

Peter McConnell Jr.  
712 E. Myrtle Pass  
San Tan Valley, AZ 85140

(b) Next tax payment due 1/10/19

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:

- 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 20 day of May 2019  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 6-5-22



**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2019-039945  
05/23/2019

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: \$ 252,832.00

11. DATE OF SALE (Numeric Digits): 6 / 18  
 Month / Year

12. DOWN PAYMENT \$ 136,832.00

13. METHOD OF FINANCING:  
 a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 b.  Barter or trade (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 c.  Assumption of existing loan(s) 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: \_\_\_\_\_

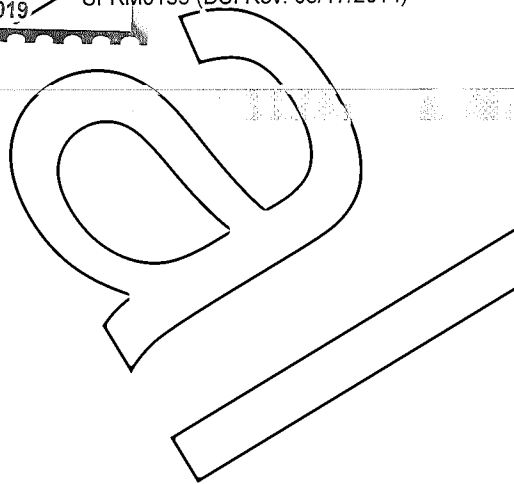
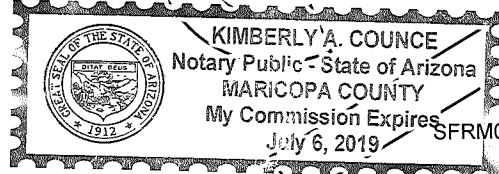
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

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):  
Buyers 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 Pinal  
 Subscribed and sworn to before me on this 20 day of May 2019  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 7-6-2019



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

Lot 912, Re-Plat of Shea Homes at Johnson Farms, Neighborhood 4HD, according to the Plat recorded in Recording No. 2015-005297, records of Pinal County, Arizona.

