



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/16/2019 0924
FEE: \$30.00
PAGES: 5
FEE NUMBER: 2019-076843

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

JOHN C. GLADSON
JOAN E. GLADSON

ESCROW NO.: 66191070 - 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

John C. Gladson and Joan E. Gladson, Husband and Wife

the following real property situated in **Pinal** County, Arizona:

Lot 1146, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 5A,
according to the Plat recorded in Recording No. 2015-047177 and thereafter Affidavit of Correction
recorded in Recording No. 2015-063057, 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: August 26, 2019

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: Caroline Villegas
Authorized Agent: Caroline Villegas

By: Nikki Decker
Authorized Agent: Nikki Decker

State of Arizona

County of Pinal

SS:

On September 3, 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



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

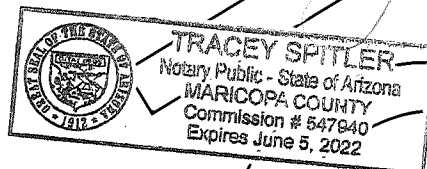
ss:

On September 3, 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



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

John C. Gladson and Joan E. Gladson, 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 August 30, 2019 , and executed by **Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company** as Grantors, to **John C. Gladson and Joan E. Gladson, 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: August 30, 2019

GRANTEES:

John C. Gladson Joan E. Gladson
John C. Gladson Joan E. Gladson

State of Arizona
County of Pinal

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated August 30, 2019 and consisting of 2 page(s), was acknowledged before me this 11 day of September, 2019, by John C. Gladson and Joan E. Gladson.

Notary Public

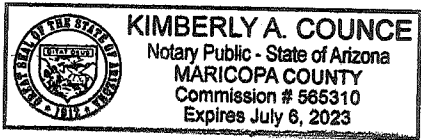


Exhibit A

Lot 1146, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 5A, according to the Plat recorded in Recording No. 2015-047177 and thereafter Affidavit of Correction recorded in Recording No. 2015-063057, records of Pinal County, Arizona.

Johnson Farms

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 210-06-0810
 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:

John C. Gladson
 704 Eagle Crest Way
 Rio Vista CA 94571

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

4. ADDRESS OF PROPERTY:

307 E Bergamot Ln
 San Tan Valley, AZ 85140

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

John C. Gladson
 307 East Bergamot Lane
 San Tan Valley, AZ 85140

(b) Next tax payment due 10-1-20

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.

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 16 day of Sept 2019

Notary Public _____

Notary Expiration Date 6-5-22



TRACEY SPITTLER
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 547940
 Expires June 5, 2022

DOR FORM 8216-2017-004

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-076843
 RECORD DATE 09/16/2019

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: \$ 362,568.00

11. DATE OF SALE (Numeric Digits): 7 / 19
 Month / Year

12. DOWN PAYMENT \$ 362,568.00

13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☐ New loan(s) from financial institution:
 (1) ☐ Conventional
 (2) ☐ VA
 (3) ☐ FHA
 b. ☐ Barter or trade
 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 16 day of Sept 2019

Notary Public _____

Notary Expiration Date 7-11-2023



KIMBERLY A. COUNCE
 Notary Public - State of Arizona
 MARICOPA COUNTY
 Commission # 565310
 Expires July 6, 2023

SFRM0135 (DSI Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

Lot 1146, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 5A, according to the Plat recorded in Recording No. 2015-047177 and thereafter Affidavit of Correction recorded in Recording No. 2015-063057, records of Pinal County, Arizona.

Not for Record