



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 03/30/2020 1518  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2020-030729

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

JOEL SCHIFFMAN  
ELAINE SCHIFFMAN  
29311 VIA ZAMORA  
SAN JUAN CAPISTRANO, CA 92675

ESCROW NO.: 66191033 - 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

**Joel Schiffman and Elaine Schiffman, Husband and Wife**

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

Lot 784, Shea Homes at Johnson Farms Neighborhood 3, according to Fee No. 2012-094793, and thereafter Affidavit of Correction recorded January 11, 2013 in Fee No. 2013-003018, 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: February 25, 2020

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

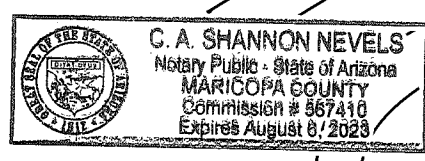
State of Arizona }  
County of Pinal } ss:

On March 16, 2020, 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:  
Notary Public

[Signature]  
8-16-2023



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: [Signature]  
Authorized Agent: Caroline Villegas

By: [Signature]  
Authorized Agent: Nikki Decker

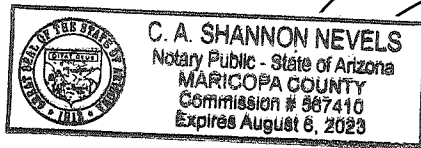
State of Arizona } ss:  
County of Pinal

On March 10, 2020, 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:  
Notary Public

[Signature]  
8-6-2023



ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Joel Schiffman and Elaine Schiffman, 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 March 13, 2020, and executed by Trilogy Encanterra Marketing, LLC, A Delaware Limited Liability Company as Grantors, to Joel Schiffman and Elaine Schiffman, 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: March 13, 2020

GRANTEES:

Joel Schiffman  
Joel Schiffman

Elaine Schiffman  
Elaine Schiffman

State of Arizona  
County of Pinal

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 13, 2020 and consisting of 2 page(s), was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Joel Schiffman and Elaine Schiffman.

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

See Attached  
Loose Leaf  
Certificate *gp*

# California All-Purpose Certificate of Acknowledgment

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 } s.s.

On 03/25/2020 before me, J. Delano, Notary Public  
Name of Notary Public, Title

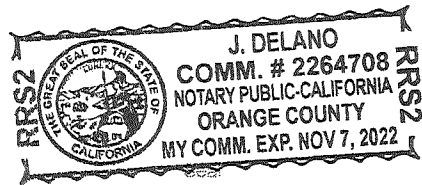
personally appeared Joel Schiffman and Elaine Schiffman  
Name of Signer (1)  
 Name of Signer (2)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public



### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_  
 \_\_\_\_\_  
 containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s); Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="checkbox"/> form(s) of identification	<input type="checkbox"/> credible witness(es)
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer	<input type="checkbox"/> Signer(s) Thumbprints(s)
<input type="checkbox"/>	

*[Large stylized watermark text, possibly 'ES']*

Exhibit A

Lot 784, Shea Homes at Johnson Farms Neighborhood 3, according to Fee No. 2012-094793, and thereafter Affidavit of Correction recorded January 11, 2013 in Fee No. 2013-003018, Pinal County, Arizona.

JOHNSON  
FARMS  
SHEA

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-53-224  
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:

Joel Schiffman  
29311 Via Zamora  
San Juan Capistrano, CA 92675

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

4. ADDRESS OF PROPERTY:

36400 N. Secret Garden Path  
San Tan Valley, AZ 85140

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

Joel Schiffman  
36400 N. Secret Garden Path  
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
- 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 [Signature]  
State of AZ County of Maricopa  
Subscribed and sworn to before me on this 20 day of March 2020  
Notary Public [Signature]  
Notary Expiration Date 8-20-2023

**FOR RECORDER'S USE ONLY**  
COUNTY OF RECORDATION PINAL  
FEE NO 2020-030729  
RECORD DATE 03/30/2020

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: \$ 783,257.00

11. DATE OF SALE (Numeric Digits): 6 / 19  
Month / Year

12. DOWN PAYMENT \$ 245,257.00

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: \_\_\_\_\_  
b.  Barter or trade  
c.  Assumption of existing loan(s)  
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: \_\_\_\_\_

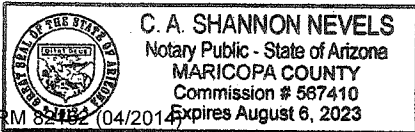
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyers Herein  
Phone: \_\_\_\_\_

18. LEGAL DESCRIPTION (attach copy if necessary):

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

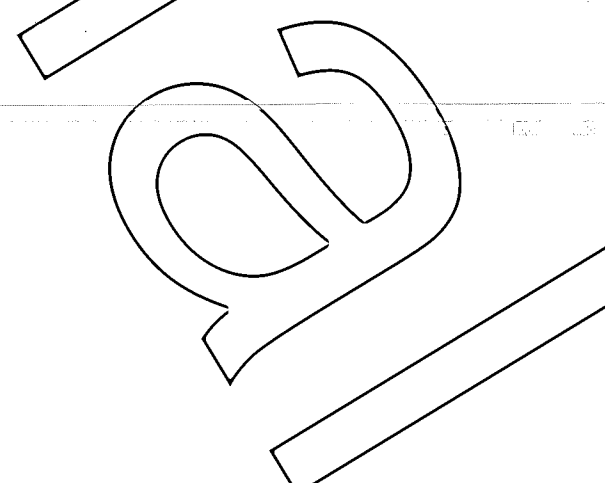
Signature of Buyer / Agent [Signature]  
State of \_\_\_\_\_ County of \_\_\_\_\_  
Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
Notary Public \_\_\_\_\_  
Notary Expiration Date \_\_\_\_\_



DOR FORM 8-202 (04/2014)

See Attached Loose-Leaf Certificate

SFRM0135 (DSI Rev. 05/17/2014)



# California Jurat Certificate

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 } s.s.

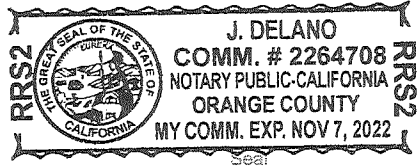
Subscribed and sworn to (or affirmed) before me on this 25<sup>th</sup> day of March,  
Month

20 20, by Joel Schiffman and  
Name of Signer (1)

Eleanore Schiffman, proved to me on the basis of  
Name of Signer (2)

satisfactory evidence to be the person(s) who appeared before me.

J. Delano  
Signature of Notary Public  
J. Delano, Notary Public  
For other required information (Notary Name, Commission No., etc.)



### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Affidavit of Property Value

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_

Additional Information
Method of Affiant Identification
Proved to me on the basis of satisfactory evidence: <input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)
Notarial event is detailed in notary journal on: Page # _____ Entry # _____
Notary contact: _____
Other
<input type="checkbox"/> Affiant(s), Thumbprint(s) <input type="checkbox"/> Describe: _____

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

Lot 784, Shea Homes at Johnson Farms Neighborhood 3, according to Fee No. 2012-094793, and thereafter Affidavit of Correction recorded January 11, 2013 in Fee No. 2013-003018, Pinal County, Arizona.

WATER