



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

RICHARD A. LINK  
KIMBERLY A. LINK  
11002 PUMA CLIFF  
LITTLETON, CO 80124

DATE/TIME: 04/29/2022 0845

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2022-051455

ESCROW NO.: 66210551 - 066 - SN1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Encanterra Sales and Marketing, LLC, A Delaware Limited Liability Company

conveys to

Richard A. Link and Kimberly A. Link, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 2388, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 6A, according to the plat recorded in Recording No. 2019-064300, County Recorder 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: March 16, 2022

Spwarr01

SEE ACCEPTANCE ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

ENCANTERRA SALES AND MARKETING, LLC, a Delaware limited liability company

By: **Shea Homes Limited Partnership,  
A California limited partnership  
Its: Sole Member**

By: *Caroline Villegas*  
Authorized Agent: Caroline Villegas

By: *Nikki Decker*  
Authorized Agent: Nikki Decker

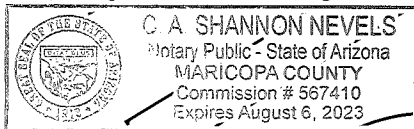
State of Arizona } ss:  
County of Pinal

On April 1, 2022, 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"

Richard A. Link and Kimberly A. Link, 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 31, 2022, and executed by Encanterra Sales and Marketing, LLC, A Delaware Limited Liability Company as Grantors, to Richard A. Link and Kimberly A. Link, 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 31, 2022

GRANTEES:

Richard A. Link  
Richard A. Link

Kimberly A. Link  
Kimberly A. Link

State of Arizona  
County of Pinal

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 31, 2022 and consisting of 2 page(s), was acknowledged before me this 26 day of April, 2022, by Richard A. Link and Kimberly A. Link.

Notary Public

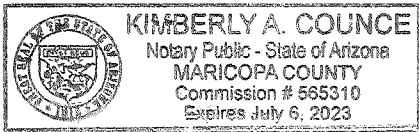


Exhibit A

Lot 2388, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 6A, according to the plat recorded in Recording No. 2019-064300, County Recorder of Pinal County, Arizona.

JOHNSON FARMS

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-55-487  
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:

Encanterra Sales and Marketing, LLC, A Delaware Limited Liability Company  
8800 North Gainey Center Dr., Ste. 370  
Scottsdale, AZ 85258

3. (a) BUYER'S NAME AND ADDRESS:

Richard A. Link  
11002 Puma Cliff  
Littleton, CO 80124

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

4. ADDRESS OF PROPERTY:

295 E. Santa Lucia Lane  
San Tan Valley, AZ 85140

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

Richard A. Link and Kimberly A. Link  
11002 PUMA CLIFF  
LITTLETON, CO 80124

(b) Next tax payment due October 1, 2022

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 AZ County of Maricopa  
Subscribed and sworn to before me on this 20th day of April 2022  
Notary Public \_\_\_\_\_  
Notary Expiration Date 8-6-2023

FOR RECORDER'S USE ONLY  
**COUNTY OF RECORDATION** PINAL  
**FEE NO** 2022-051455  
**RECORD DATE** 04/29/2022

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: \$ 490,988.00

11. DATE OF SALE (Numeric Digits): 04 / 2022  
Month / Year

12. DOWN PAYMENT \$ 490,988.00

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  
(3)  FHA  
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:  
\$ \_\_\_\_\_ AND \_\_\_\_\_  
briefly describe the Personal Property: \_\_\_\_\_

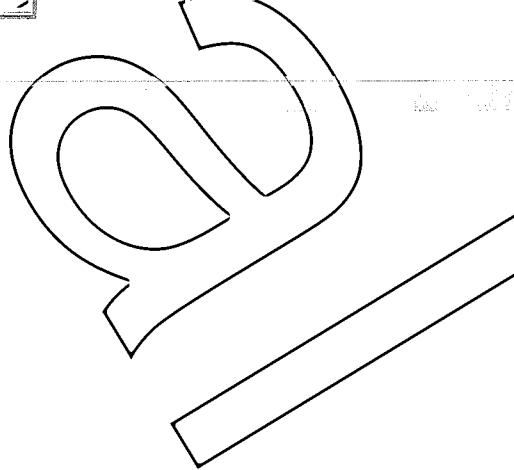
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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 24th day of April 2022  
Notary Public \_\_\_\_\_  
Notary Expiration Date 7-6-2022



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

Lot 2388, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 6A, according to the plat recorded in Recording No. 2019-064300, County Recorder of Pinal County, Arizona.

