



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 06/17/2022 1254  
FEE: \$30.00  
PAGES: 5  
FEE NUMBER: 2022-070178

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

TREVOR BETTS  
LISA BETTS  
4382 EAST LIBRA PACE  
CHANDLER, AZ 85249

ESCROW NO.: 66220508 - 066 - SNI

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

Trevor Betts and Lisa Betts, husband and wife

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

**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: May 18, 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

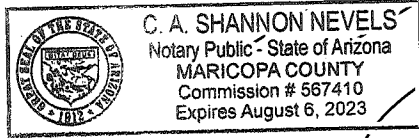
By: *Nikki Decker*  
Authorized Agent: Nikki Decker

State of Arizona }  
County of Pinal } ss:

On June 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.

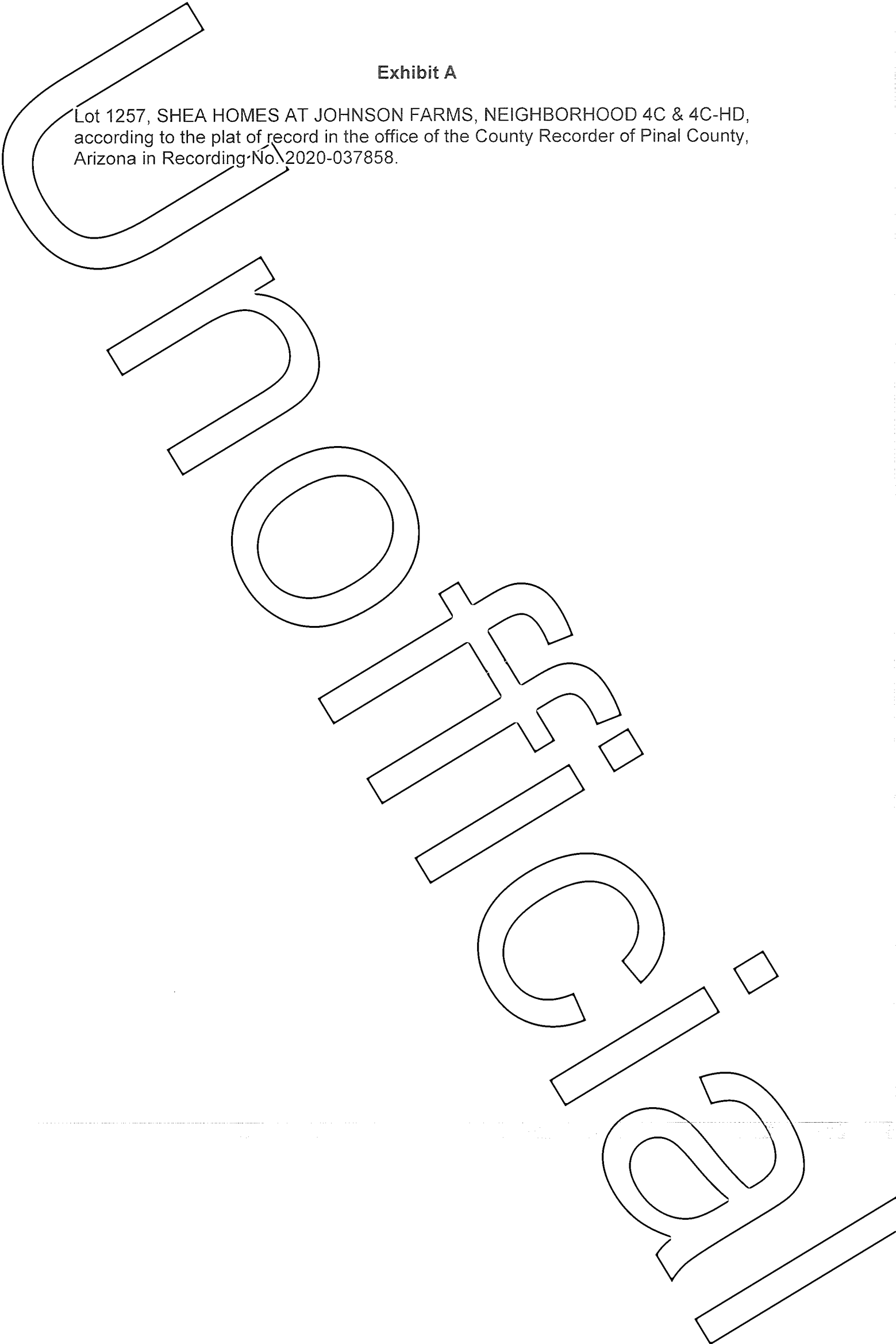
WITNESS my hand and official seal.

My Commission Expires:  
Notary Public



**Exhibit A**

Lot 1257, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4C & 4C-HD, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Recording No. 2020-037858.



ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Trevor Betts and Lisa Betts, 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 20, 2022, and executed by Encanterra Sales and Marketing, LLC, A Delaware Limited Liability Company as Grantors, to Trevor Betts and Lisa Betts, 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 20, 2022

GRANTEES:

*Trevor Betts*

Trevor Betts

*Lisa Betts*

Lisa Betts

State of Arizona

County of Pinal

*Maricopa*  
*(1/1/21)*

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated May 20, 2022 and consisting of 2 page(s), was acknowledged before me this 21 day of May, 2022, by Trevor Betts and Lisa Betts.

*Kimberly A. Counce*  
Notary Public

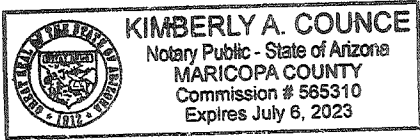


Exhibit A

Lot 1257, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4C & 4C-HD,  
according to the plat of record in the office of the County Recorder of Pinal County,  
Arizona in Recording No. 2020-037858.

SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4C & 4C-HD

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-06-3400  
 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:

Trevor Betts  
4382 East Libra Pace  
Chandler, AZ 85249

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

4. ADDRESS OF PROPERTY:

341 E. Veterans Way  
Queen Creek, AZ 85140

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

Trevor Betts  
341 E. Veterans Way  
Queen Creek, AZ 85140

(b) Next tax payment due 10/1/22

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 21 day of June 2022  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 8-6-2023

**FOR RECORDER'S USE ONLY**

**COUNTY OF RECORDATION** PINAL  
**FEE NO** 2022-070178  
**RECORD DATE** 06/17/2022

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: \$ 772,972.00

11. DATE OF SALE (Numeric Digits): 6 / 22  
 Month / Year

12. DOWN PAYMENT \$ 772,972.00

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:  
 \$ 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

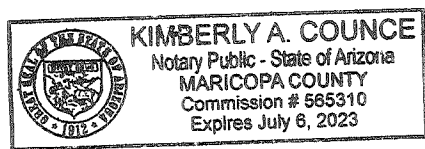
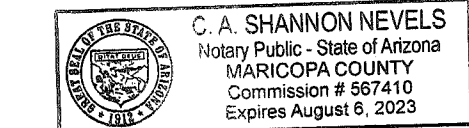
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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 Maricopa  
 Subscribed and sworn to before me on this 21 day of May 2022  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 7-6-2023



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

Lot 1257, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 4C & 4C-HD, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Recording No. 2020-037858.

JOHNSON FARMS