



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

BONNIE R. GRAHAM
DAVID A. GRAHAM
24203 VÁ-A OCTAVO
MURRIETA, CA 92562

DATE/TIME: 08/10/2023 1344

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-058970

ESCROW NO.: 66220593 - 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

Bonnie R. Graham and David A. Graham, wife and husband

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

Lot 1442, Shea Homes at Johnson Farms, Neighborhood 4B, according to the plat recorded in Recording No. 2020-037859, in the 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: July 19, 2023

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 August 1, 2023, 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]
05-18-2026



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Bonnie R. Graham and David A. Graham, wife and husband, 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 4, 2023, and executed by Encanterra Sales and Marketing, LLC, A Delaware Limited Liability Company as Grantors, to Bonnie R. Graham and David A. Graham, wife and husband 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 4, 2023

GRANTEES:

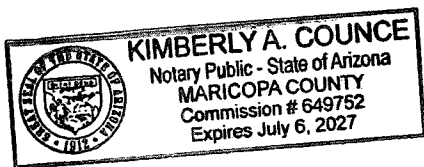
Bonnie R. Graham
Bonnie R. Graham

David A. Graham
David A. Graham

State of Arizona
County of Pinal

} ss:

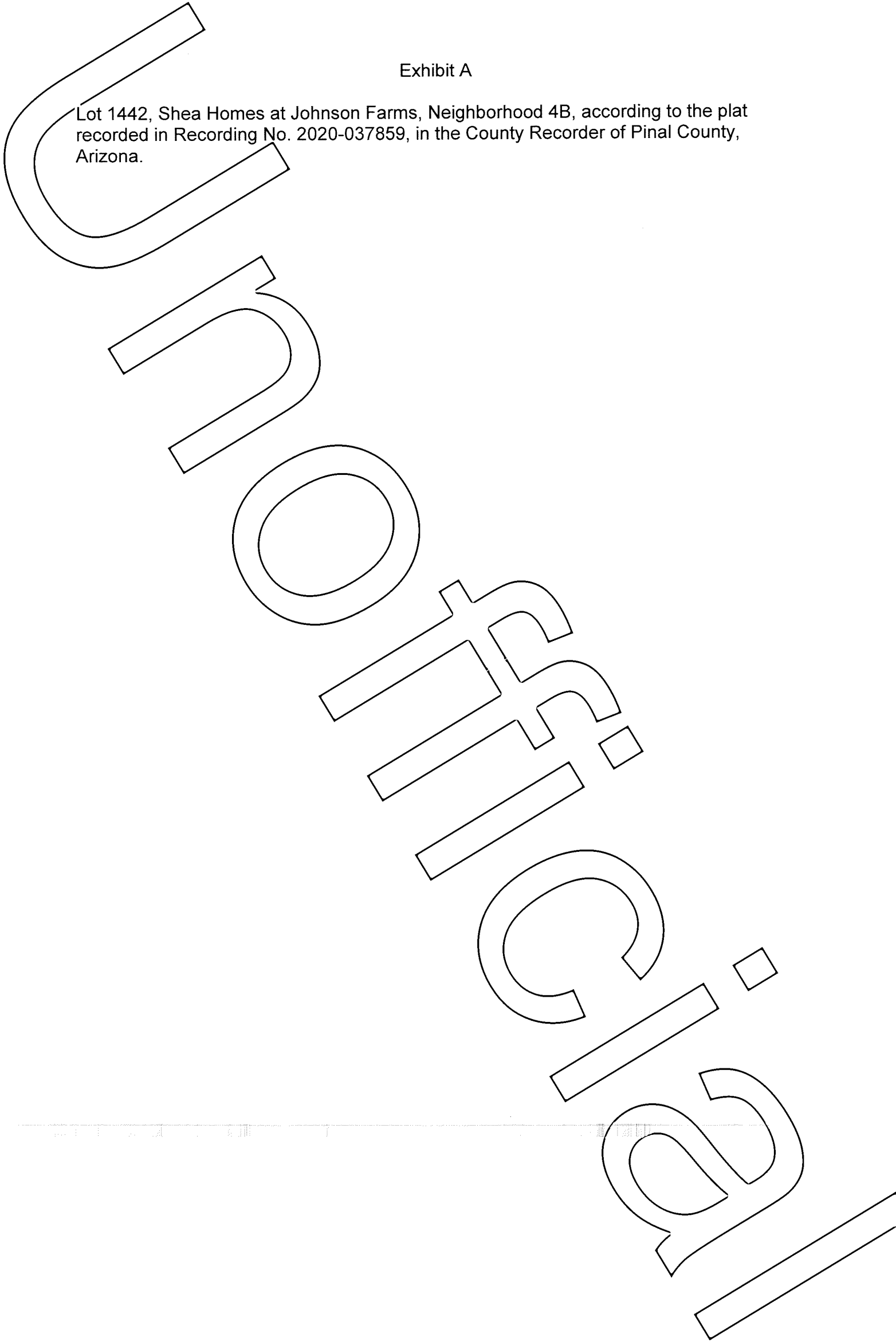
The foregoing Acceptance of Community Property with Right of Survivorship, dated August 4, 2023 and consisting of 2 page(s), was acknowledged before me this 7 day of August 2023, by **Bonnie R. Graham and David A. Graham.**



Notary Public

Exhibit A

Lot 1442, Shea Homes at Johnson Farms, Neighborhood 4B, according to the plat recorded in Recording No. 2020-037859, in the County Recorder of Pinal County, Arizona.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-06-532
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:

Bonnie R. Graham
24203 Via Octavo
Murrieta, CA-92562

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

4. ADDRESS OF PROPERTY:

610 E. Watermelon Lane
Queen Creek, AZ 85140

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

Bonnie R. Graham
610 E. Watermelon Lane
Queen Creek, AZ 85140
(b) Next tax payment due October 1, 2023

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.

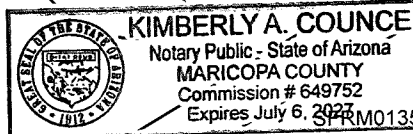
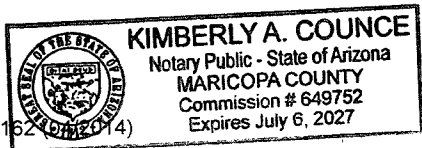
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 7 day of August 2023
Notary Public [Signature]
Notary Expiration Date 7-6-2027

Signature of Buyer / Agent _____
State of AZ, County of Pinal
Subscribed and sworn to before me on this 7 day of August 2023
Notary Public [Signature]
Notary Expiration Date 7-6-2027



DOR FORM 82162 (Rev. 01/14)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2023-058970
RECORD DATE 08/10/2023

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other: _____

10. SALE PRICE: \$ 751,928.00

11. DATE OF SALE (Numeric Digits): 08 / 2023
Month / Year

12. DOWN PAYMENT \$ 0.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter or trade
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)
- e. New loan(s) from financial institution:
 - (1) Conventional
 - (2) VA
 - (3) FHA
- f. Other financing; Specify: Reverse Mortgage

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.

SPRM0135 (DSI, Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

Lot 1442, Shea Homes at Johnson Farms, Neighborhood 4B, according to the plat recorded in Recording No. 2020-037859, in the County Recorder of Pinal County, Arizona.

