



DATE/TIME: 11/21/2024 0918
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-089384

RECORDING REQUESTED BY:
Security Title Agency, Inc

WHEN RECORDED MAIL TO:
David Schneeweis and Victoria Burton
8800 N. Gainey Center Dr., Suite 370
Scottsdale, AZ 85258

Escrow No.: ST66240146-SN
APN: 210-06-5540

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten and No/100 Dollars (\$10.00), and other valuable consideration,

Encanterra Land Holdings, LLC, a Delaware limited liability company

does hereby convey to

Encanterra Sales and Marketing, LLC, a Delaware limited liability company

the following real property situated in County of Pinal, State of Arizona:

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

SUBJECT TO: Current taxes and other assessments, reservation in patents and all easements, right of way, covenants, conditions and restrictions as may appear of record.

ALSO SUBJECT TO:

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 States affecting the Property.

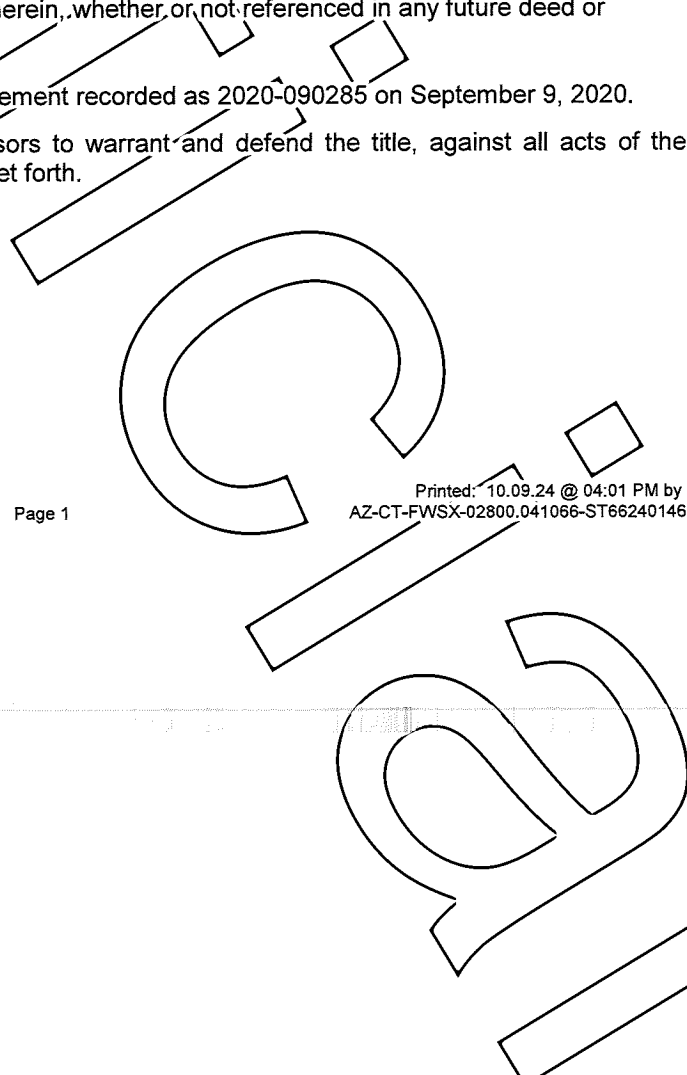
THE PROPERTY CONVEYED PURSUANT TO THIS DEED IS FURTHER SUBJECT TO (a) the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008, in Fee No. 2008-003492, (b) the Declaration of Covenants, Conditions Restrictions and Easements for The Club at Encanterra recorded with the Pinal County, Arizona Recorder on January 14, 2008 in Fee No. 2008-003493, and (c) the Declaration of Eastements 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, servituds 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 or instrument.

This deed consummates that certion Option Agreement recorded as 2020-090285 on September 9, 2020.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Affidavit and Fee exempt under ARS 11-1134-B(7)

Dated: October 9, 2024



SPECIAL WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Encanterra Land Holdings, LLC, a Delaware limited liability company
By: Shea Homes Limited Partnership,
A California Limited Partnership
Its: Sole Member

BY: Caroline Villegas
Title: Authorized Agent - Caroline Villegas

BY: Nikki Decker
Title: Authorized Agent - Nikki Decker

State of ARIZONA
County of PINAL

On this 1st day of November, 2024, before me personally appeared Caroline Villegas and Nikki Decker, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity(ies).

Notary Public
My Commission Expires:

[SEAL]

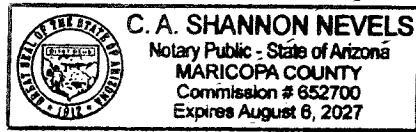


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 210-06-5540

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 1464, 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.