



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Dana Lewis

Electronically Recorded

DATE/TIME: 05/23/2025 1618

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-042156

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
Jamie Endersen
7250 East Blissful Breeze Lane
San Tan Valley, AZ 85143

SPECIAL WARRANTY DEED

Escrow No. 435-6334187 (ml)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Landsea Homes of Arizona, LLC, a Delaware limited liability company, the GRANTOR does hereby convey to

JUSTIN FORD ENDERSEN AND JAMIE ANN ENDERSEN, HUSBAND AND WIFE, AND ANNABELLE COOPER, AN UNMARRIED WOMAN, the GRANTEE

The following described real property situate in Pinal County, Arizona with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 95, SAN TAN GATEWAY UNIT 1A PARCEL 20, recorded October 19, 2022, as Instrument No. 2022-108914 and Affidavit of Correction recorded November 30, 2022, as Instrument No. 2022-119127 and September 29, 2023, as Instrument No. 2023-072757, in the Official Records of the County Recorder of Pinal County, Arizona.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: May 23, 2025

Landsea Homes of Arizona, LLC, a Delaware limited liability company

By: Landsea Homes US Corporation, a Delaware corporation, as Manager

By: *Felicia Cruz*
Name: Felicia Cruz
Title: Authorized Signer

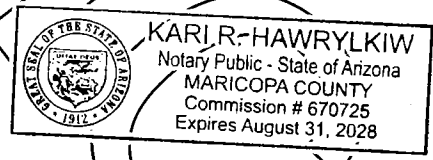
STATE OF AZ)
County of Maricopa)ss.

On May 23, 2025, before me, the undersigned Notary Public, personally appeared **Felicia Cruz, Authorized Signer**, 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 is/are 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: 8/31/2028

Kari R. Hawrylkiw
Notary Public



ACCEPTANCE OF JOINT TENANCY

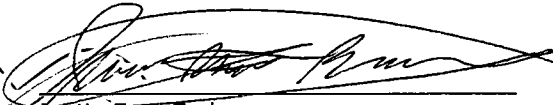
This Acceptance is to be attached to: Warranty Deed dated May 23, 2025 by and between **Landsea Homes of Arizona, LLC, a Delaware limited liability company** and **JUSTIN FORD ENDERSEN AND JAMIE ANN ENDERSEN, HUSBAND AND WIFE, AND ANNABELLE COOPER, AN UNMARRIED WOMAN.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as a community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record this "Acceptance of Joint Tenancy" together with such deed.

Date: May 23, 2025


Jamie Endersen


Justin Ford Endersen


Annabelle Ann Cooper

STATE OF AZ)
County of Maricopa) ss.

On 23 May 2025, before me, the undersigned Notary Public, personally appeared ~~Jamie Endersen and Justin Ford Endersen and Annabelle Ann Cooper~~, 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 is/are 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: 5/12/2027


Notary Public



INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of AZ }
County of Pinal } ss.

On this the 23 day of May, 2025, before me,

Cory Smith
Name of Notary Public

personally appeared Samie Endersen + Annabelle Cooper,
Name(s) of Signer(s)

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 for the purposes therein stated.



WITNESS my hand and official seal.

Cory Smith
Signature of Notary Public

Cory Smith

6-16-2028

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

Place Notary Seal/Stamp Above

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states. Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Acceptance of Joint Tenancy

Document Date: 5-23-2025 Number of Pages: 3

Signer(s) Other Than Named Above: Sustin Ford Endersen

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-24-9190
 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) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Landsea Homes of Arizona, LLC
7600 East Doubletree Ranch Road Suite 240
Scottsdale, AZ 85258

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

Jamie Endersen and Justin Ford Endersen and Annabelle Ann Cooper
7250 East Blissful Breeze Lane
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

7250 East Blissful Breeze Lane
San Tan Valley, AZ 85143

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

Jamie Endersen and Justin Ford Endersen and Annabelle Ann Cooper
7250 East Blissful Breeze Lane
San Tan Valley, AZ 85143

(b) Next tax payment due 10/2025

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. Agriculture
- 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 Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 23 day of May 20 25
 Notary Public [Signature]
 Notary Expiration Date 6-16-2028

DOR FORM 82162 (04/2014)



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2025-042156
 RECORD DATE 05/23/2025

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: \$ 545,628.00 00

11. DATE OF SALE (Numeric Digits): 1 / 0 / 2 4

12. DOWN PAYMENT \$ 175,000.00 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: _____

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):

Jamie Endersen and Justin Ford Endersen and Annabelle Ann Cooper
7250 East Blissful Breeze Lane
San Tan Valley, AZ 85143

18. LEGAL DESCRIPTION (attach copy if necessary):

Lot 95, SAN TAN GATEWAY UNIT 1A PARCEL 20

Signature of Buyer / Agent [Signature]
 State of Arizona _____, County of Maricopa
 Subscribed and sworn to before me on this 23 day of May 20 25
 Notary Public [Signature]
 Notary Expiration Date 5/12/2027

