



RECORDING REQUESTED BY:
Security Title Agency, Inc

DATE/TIME: 07/03/2025 1152

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-054468

WHEN RECORDED MAIL TO:
Kimberly G. Westerman, as Trustee of The Westerman
Family Living Trust, dated January 24, 2006.
375 E Citrus Hollow Way
Queen Creek, AZ 85140-6416

Escrow No.: ST66250363-SN
APN: 210-06-4080

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 Sales and Marketing, LLC, a Delaware Limited Liability Company

does hereby convey to

Kimberly G. Westerman, as Trustee of The Westerman Family Living Trust, dated January 24, 2006.

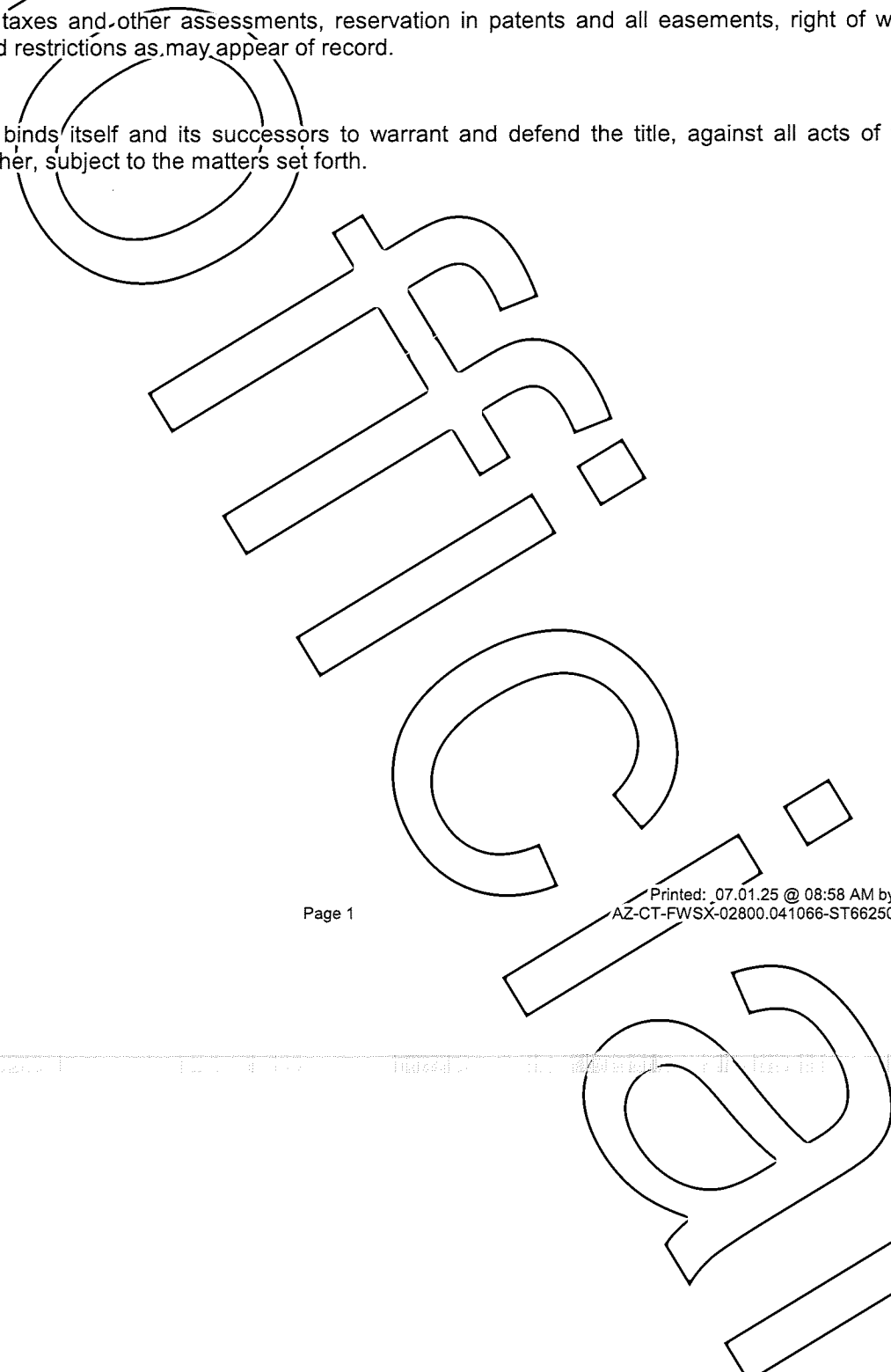
the following real property situated in County of Pinal, State of Arizona:

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.

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.

Dated: June 20, 2025



SPECIAL WARRANTY DEED
(continued)

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

Dated: March 4, 2025

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*
Title: Authorized Agent - Caroline Villegas

BY: *Nikki*
Title: Authorized Agent - Nikki Decker

State of ARIZONA

County of PINAL

On this 1ST day of July, 2025, 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).

[Signature]
Notary Public
My Commission Expires: 8-6-27

[SEAL]



BENEFICIARY'S STATEMENT

(continued)

Name: Kimberly G. Westerman

Address: 321 Florence Dr. Prosper TX 75078

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

WELLS FARGO

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 210-06-4080

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

Lot 1325, FINAL PLAT FOR 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 and Affidavit of Correction recorded in Recording No. 2022-069766.

JOHNSON FARMS

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 210-06-4080
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? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (3) _____
(2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

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

8800 N. Gainey Center Drive, Suite 370
Scottsdale, AZ 85258

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

Kimberly G. Westerman, as Trustee
321 Florence Dr
Prosper, TX 75078

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

375 E Citrus Hollow Way
Queen Creek, AZ 85140-6416

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

Kimberly G. Westerman, as Trustee of The Westerman Family Living Trust, dated January 24, 2006

375 E Citrus Hollow Way
Queen Creek, AZ 85140-6416

(b) Next tax payment due 10/1/2025

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. 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:

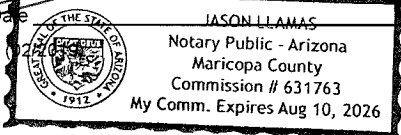
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member".
- c. To be used as a non-primary or secondary residence.

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 Arizona County of Maricopa
Subscribed and sworn to before me this 30 day of June 2025
Notary Public _____

Notary Expiration Date 08/10/26
DOR FORM 82162


- 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: \$ 530,570 00

11. DATE OF SALE (Numeric Digits): 06 / 2025
Month / Year

12. DOWN PAYMENT \$ 530,570 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: _____

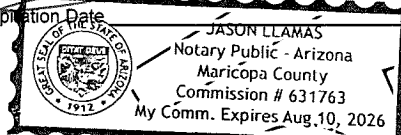
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

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):
Buyer and Seller Herein

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

X Kimberly G. Westerman, Trustee
Signature of Buyer / Agent _____
State of Arizona County of Pinal
Subscribed and sworn to before me this 30 day of June 2025
Notary Public _____

Notary Expiration Date 08/10/26


LEGAL DESCRIPTION

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JOHNSON FARMS