

Recording Requested by:

When recorded mail to:  
Shea Homes Arizona Limited Partnership, an Arizona  
limited partnership  
13088 East Harper Drive  
Scottsdale, AZ 85255

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**SPECIAL WARRANTY DEED**

File No. 435-6365159 (KH)

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

**Shea Homes Limited Partnership, a California limited partnership**, the GRANTOR does hereby convey to

**Shea Homes Arizona Limited Partnership, an Arizona limited partnership**, the GRANTEE

the following described real property situated in Maricopa County, Arizona:

LOT 17, OF STORYROCK PHASE 1A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 1644 OF MAPS, PAGE 32 AND AN AFFIDAVIT OF CORRECTION RECORDED AS 2022-0319749, OF OFFICIAL RECORDS.

EXCEPT ALL COAL AND OTHER MINERALS AS RECORDED IN PATENT TO SAID LAND.

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.

This Deed is being recorded to consummate the Option Agreement recorded September 27, 2022 as 2022-0738021, of Official Records.

This Deed is exempt from an Affidavit of Value pursuant to ARS #11-1134, B7

DATED: November 26, 2025

Shea Homes Limited Partnership  
a California limited partnership

By: \_\_\_\_\_

Carly Harlacher, It's: Authorized Agent

By: \_\_\_\_\_

Ken Peterson, It's: Authorized Agent

STATE OF AZ )

County of Maricopa )

)ss.

On November 26, 2025, before me, the undersigned Notary Public, personally appeared **Carly Harlacher and Ken Peterson**, 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.

Unofficial Document

WITNESS my hand and official seal.

My Commission Expires: 8/31/2028

Notary Public

