

# Unofficial Document

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Recording Requested by:  
TRI Pointe Assurance, Inc

When recorded mail to:  
Surya Pappoppula and Rachel Rykal Pappoppula  
1385 East Tonto Court  
Gilbert, AZ 85298

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## SPECIAL WARRANTY DEED

Escrow No. PHX-21041 (MB)

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

**Tri Pointe Homes Arizona 91, LLC, an Arizona limited liability company**, the GRANTOR does hereby convey to

**Surya Pappoppula and Rachel Rykal Pappoppula, husband and wife**, the GRANTEE

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

Lot 16, of WATERSTON CENTRAL - PHASE 1, according to the Plat of record in the Office of the County Recorder of Maricopa County, Arizona, recorded in Book 1674 of Maps, Page 19.

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: October 23, 2025

Tri Pointe Homes Arizona 91, LLC

By: Tri Pointe Homes Arizona, LLC

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

Michael Stubben  
Vice President of Finance

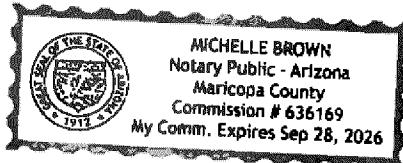
STATE OF AZ              )  
                              )  
                              )SS.  
County of Maricopa      )

On 11/26/2025, before me, the undersigned Notary Public, personally appeared Michael Stubben, Vice President of Finance, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the <sup>Unofficial Document</sup> same in his authorized capacity and that by his signature(s) on the instrument is 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: 9/28/26

M Brown  
Notary Public



File No.: PHX-21041 (MB)  
A.P.N.: 314-01-654

Warranty Deed - continued

## **ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

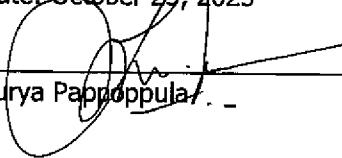
This Acceptance is to be attached to: Warranty Deed dated October 23, 2025 by and between Tri Pointe Homes Arizona 91, LLC, an Arizona limited liability company and Surya Pappoppula and Rachel Rykal Pappoppula, husband and wife.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: October 23, 2025

Surya Pappoppula

  
Rachel Rykal Pappoppula

Unofficial Document

STATE OF AZ )  
County of Maricopa )ss.  
)

On 12/1/2025, before me, the undersigned Notary Public, personally appeared **Surya Pappoppula and Rachel Rykal Pappoppula**, 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: 9/28/26

M. Brown  
Notary Public

