

Unofficial 20. Document

Recording Requested by:
First American Title Insurance Company

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When recorded mail to:
The 2004 BM Amended and Restated Revocable Trust
13088 East Harper Drive
Scottsdale, AZ 85255

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 Arizona Limited Partnership, an Arizona limited partnership, the GRANTOR does hereby convey to

Mark W. Schouten and Jennifer L. Schouten, as Trustees of The 2004 BM Amended and Restated Revocable Trust, dated November 19, 2004 as amended, 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.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Beneficiary Disclosure attached hereto.

DATED: November 26, 2025

Shea Homes Limited Partnership,
an Arizona limited partnership

By: Shea Homes Limited Partnership,
a California limited partnership,
its general partner

By: [Signature]
Carly Harlacher, It's: Authorized Agent

By: [Signature]
Ken Peterson, It's: Authorized Agent

STATE OF AZ)
)ss.
County of Maricopa)

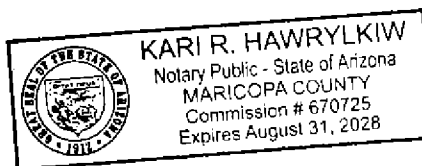
On November 26, 2025, before me, the undersigned Notary Public,
personally appeared Carly Harlacher and Ken Peterson, personally known to me (or proved to me on
the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that 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.

WITNESS my hand and official seal.

My Commission Expires:

8/31/2028

Notary Public [Signature]



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A.P.N.: 217-01-916 7

Warranty Deed - continued

BENEFICIARY DISCLOSURE

November 21, 2025

First American Title Insurance Company
8601 N Scottsdale Road, Suite 135
Scottsdale, AZ 85253

RE: Escrow No. 435-6365159

The undersigned, being the Trustee(s) of the The 2004 BM Amended and Restated Revocable Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:


NAME: MARK SCHOUTEN
ADDRESS: 13088 E HARPER DR SCOTTSDALE, AZ 85255

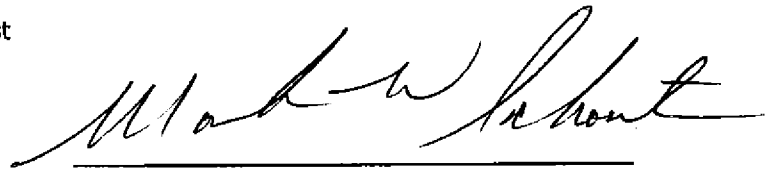
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NAME: JENNIFER SCHOUTEN
ADDRESS: 13088 E HARPER DR SCOTTSDALE, AZ 85255

NAME: _____
ADDRESS: _____

The 2004 BM Amended and Restated Revocable Trust


Jennifer L. Schouten, Trustee


Mark W. Schouten, Trustee