

GENERAL WARRANTY DEED

[Statutory Form - C.R.S. § 38-30-113]

D-30-1

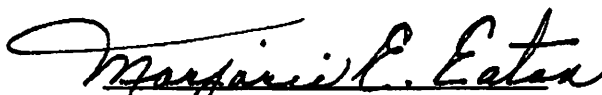
ROBERT N. EATON and MARJORIE E. EATON, jointly and severally (collectively "Grantor"), whose street address is 14707 East 104th Avenue, Commerce City, Colorado 80022-9737, for the consideration of Three hundred thousand and no/100ths dollars (\$300,000.00), in hand paid, the receipt and sufficiency of which are hereby acknowledged, hereby sells and conveys to SHEA HOMES LIMITED PARTNERSHIP, a California limited partnership d/b/a Shea Homes, whose street address is 300 West Plaza Drive, Suite 300, Highlands Ranch, Colorado 80126, Attention: Jeffrey Willis, the real property in the County of Adams and State of Colorado described in Exhibit A attached hereto and made a part hereof (the "Property"), with all improvements and fixtures on the Property, if any, and with all its appurtenances, including, without limitation, all minerals and mineral rights on, in, under or appurtenant to the Property and any and all water (whether surface water or groundwater), water rights, wells, ditches, or rights associated thereto used or intended for use in connection with the Property or appurtenant to or underlying the Property, and warrants the title to the Property and its appurtenances, subject to those matters listed in Exhibit B attached hereto and made a part hereof.

Street address: vacant land.

Signed this 15th day of June, 2000.

C0681669
6/19/2000 13:13:19
BK: 6163 PG: 0210-0214
25.00 DOC FEE: 30.00
CAROL SNYDER
ADAMS COUNTY


Robert N. Eaton


Marjorie E. Eaton

Documentary Fee

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

JUN 19 2000

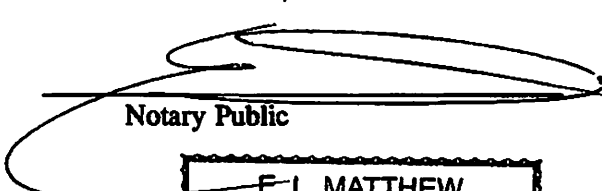
30.00

The foregoing instrument was acknowledged before me this 15th day of June, 2000 by Robert N. Eaton.

Witness my hand and official seal.

My commission expires: 5-31-04

Return to: Carol Janusz
Shea Homes
300 West Plaza Drive, Suite 180
Highlands Ranch CO 80126


Notary Public

E. L. MATTHEW
NOTARY PUBLIC
STATE OF COLORADO

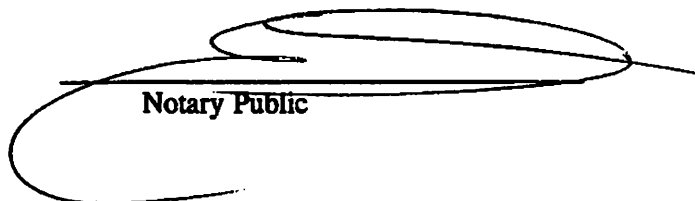
My Commission Expires May 31, 2004

STATE OF COLORADO)
) ss.
COUNTY OF DOUGLAS)

The foregoing instrument was acknowledged before me this 15th day of June, 2000 by
Marjorie E. Eaton.

Witness my hand and official seal.

My commission expires: 5-31-04


Notary Public

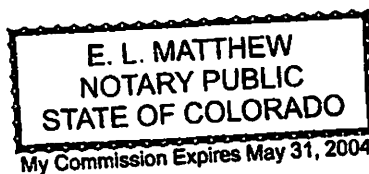


Exhibit A

ANNEXATION DESCRIPTION

A PARCEL OF LAND BEING THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 2 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 7, WHENCE THE SOUTHEAST CORNER OF SAID SECTION 7 BEARS SOUTH 00°10'59" EAST, A DISTANCE OF 2,653.09 FEET WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°37'20" WEST, A DISTANCE OF 1,312.16 FEET TO THE CENTER-EAST SIXTEENTH CORNER OF SAID SECTION 7 AND THE WESTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-141-97 AND THE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7 AND SAID WESTERLY BOUNDARY, SOUTH 00°12'18" WEST, A DISTANCE OF 1,318.46 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7;

THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SOUTH 88°58'56" WEST, A DISTANCE OF 660.47 FEET TO THE SOUTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE EASTERLY BOUNDARY OF THE ANNEXATION TO THE CITY OF COMMERCE CITY NO. AN-142-97;

THENCE ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID EASTERLY BOUNDARY, NORTH 00°24'02" EAST, A DISTANCE OF 1,314.45 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE SOUTHERLY BOUNDARY OF SAID ANNEXATION NO. AN-141-97;

THENCE ALONG THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND SAID SOUTHERLY BOUNDARY, NORTH 88°37'20" EAST, A DISTANCE OF 656.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.887 ACRES (866,291 SQ. FT.), MORE OR LESS.