

FIDELITY NATIONAL TITLE

When Recorded Mail-To:

Mr\and Mrs. Tim D. O'Leary

OFFICIAL RECORDS OF PINAL COUNTY RECORDER LAURA DEAN-LYTLE

DATE/TIME: 08/24/06 1617

FEE: PAGES: \$16.00

FEE NUMBER: 2006-119582

Escrow No. 977942-PS

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Countrywalk Homes, Inc., an Arizona corporation

does hereby convey to

Tim D. O'Leary and Gail F. O'Leary, husband and wife

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

Lot 10, of COUNTRYWALK ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 59.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all its acts and none other, subject to the matters above set forth.

DATED: October 31, 2005

Country walk Homes, Inc., an Arizona corporation

Paul W. Timm, President

RAQUEL LLANAS Notary Public - Arizona Pinal County Commission Expires
April 5, 2009 STATÉ OF ARIZONA COUNTY OF This instrument was acknowledged before me this _____ day of____ by <u>Paul W_Timm</u> who acknowledged to be the <u>President</u> of Contrywalk Homes, Inc., an Arizona corporation, and as such officer, being authorized so to do, signed the name of the corporation as such officer. Signature Notary Public My Commission Expires: SPECIAL WARRANTY DEED FNTA (Rev 6/96)

When Recorded Mail To: Mr. and Mrs. Tim D. O'Leary, 43454 W. Desert Fairways Drive Maricopa, AZ 85239 Escrow No. 977,942-PS ACCEPTANCE OF JOINT TENANCY Tim D. O'Leary and Gail F. O'Leary each for himself or herself and jointly, but not for the other, state that: The undersigned have offered to purchase the real property situated in Pinal County described as follows: Lot 10, COUNTRYWALK ESTATES, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F./Slide 59-That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not-as tenants in common. That by the execution and delivery to Fidelity National Title Agency of Pinal County of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Fidelity National Title Agency of Pinal County as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed. DATED: October 31, 2005 STATE OF ARIZONA COUNTY OF Tim D! O'L'eary This instrument was acknowledged before me this day of Gail F.\O'Leary by Tim D O'Leary and Gail F. O'Leary OFFICIAL SEAL TINA M. BRADLEY 0.20 Ma (1 Grade NOTARY PUBLIC STATE OF ARIZONA Signature PINAL COUNTY
My Comm. Expires June 16, 2007 Notary Public My Commission Expires:

ACCEPTANCE OF JOINT TENANCY

FNTA (Rev 6/96)

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1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)	COUNTY OF RECORDATION: PINAL /k
Primary Parcel: 509-38-021A3 Covers Additional Property	COUNTY OF RECORDS 2006-119582 FEE NO: 08/24/06
BOOK MAP PARCEL SPLIT LETTER	RECORD DATE:
Does this sale include any parcels that are being split / divided?	
Check one: Yes X No	
How many parcels, other than the Primary Parcel, are	Validation Codes:
included in this sale?	(e) ASSESSOR (f) DOR
Please list the additional parcels below (no more than four):	ASSESSOR'S USE ONLY
	Verify Primary Parcel in Item 1:
(2)	Use Code: Full Cash Value: \$
2. SELLER'S NAME AND ADDRESS:	10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
Countrywalk Homes, Inc.	a, 🗌 Warranty Deed d. 🔲 Contract or Agreement
PO Box 9914 / / /	b. 🛛 Special Warranty Deed e. 🔲 Quit Claim Deed
Scottsdale, AZ 85252	c. Joint Tenancy Deed f. Other:
3. (a) BUYER'S NAME AND ADDRESS:	11. SALE PRICE: \$ 309, 693.00
Tim D. O'Leary and Gail F. O'Leary	12. DATE OF SALE (Numeric Digits): 06 / 05
43454 W. Desert Fairways Drive Maricopa, AZ 85239	Month Year (For example: 03 / 05 for March 2005)
(b) Are the Buyer and Sciller related? Yes / No X I	
If Yes, state relationship:	13. DOWN PAYMENT: \$ 39.00
4. ADDRESS OF PROPERTY:	14. METHOD OF FINANCING: e. New loan(s) from
Lot 10 Countrywalk Estates, Casa Grande, AZ 85222	a. Cash (100% of Sale Price) financial institution:
	b. Exchange.or trade (2) VA
5. MAIL TAX BILL TO:	(3) FHA
Tim D. O'Leary and Gail F. O'Leary 43454W. Desert Fairways Drive Po Box 1415	c. Assumption of existing loan(s)
Maricopa, AZ 85239	f. Other financing; Specify:
6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box	
	15. PERSONAL PROPERTY (see reverse side for definition):
	(a) Did the Sale Price in Item #11 include Personal Property that impacted
b. XSingle Family Residence g. Agricultural	the Sale Price by 5% or more? Yes No _X
c. Condo or Townhouse h. Mobile or Manufactured Home	(b) If Yes, provide the dollar amount of the Personal Property:
d. 2-4 Plex i. Other Use; Specify:	\$ AND
<u>"</u>	briefly describe the
e. Apartment Building	Personal Property:
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6	16. PARTIAL INTEREST: If only a partial ownership interest is being sold,
above, please check <u>one</u> of the following:	briefly describe the partial interest:
∑ To be occupied by owner ☐ To be rented to someone	Add a Phone
or "family member." other than "family member."	17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): Fidelity National Title Agency of Pinal County
See reverse side for definition of a "family member."	
8. NUMBER OF UNITS:	Qasa Grande, AZ 85222 Phone (520) 836 5190
For Apartment Properties, Motels, Hotels,	B GAL DESCRIPTION (attach, copy if necessary):
Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.	Please see attached legal description.
THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FO	(MATERIAL NO. 1997)
FACTS PEBLANING TO THE JRANSFER OF THE ABOVE DESCRIBED PRO	PEGTY.
	Both D Oxery / 18 Bal
Signature of Beller/Agent	Spinature of Buyer/Agent
Actions + HMALI XX	ESSON Aviuma County of Line ZERT
288	
Subscribed and sworn to before the on this day of 11/2, 2006	The striked and swork to before the on this will be a swork to before the on this will be a swork to before the on this will be a swork to be
Notary Public / Mull nodley	And Sublic Victory San Par
Notary Expiration Date	Solotary & expiration Date
DOR FORM 82162 (Revised 5/03)	200 V
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