

A.P.N.:

Warranty Deed - continued

File No.: 416-4842021 (DH)

STATE OF

Arizona

County of

Maricopa

)
)ss.
)

On

3-22-07

before me, the undersigned Notary Public, personally appeared **Douglas S. Fulton, President**, 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 his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

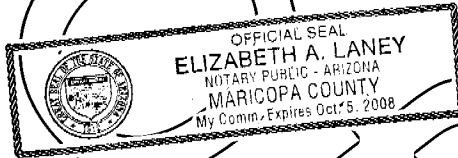
WITNESS my hand and official seal.

My Commission Expires:

10/5/08

Elizabeth A. Laney

Notary Public



CONFIDENTIAL

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **03/09/2007** by and between **Fulton Homes Sales Corporation** and **Jerome P. Stears and Cindy A. Stears**.

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: **03/09/2007**

Jerome P. Stears 4-3-07
Jerome P. Stears

Cindy A. Stears 4/3/07
Cindy A. Stears

STATE OF **AZ**)
County of Maricopa) ss.

On 4-3-07, before me, the undersigned Notary Public, personally appeared **Jerome P. Stears and Cindy A. Stears**, 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 his/her/their signature(s) on the instrument 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: 10/5/08

Elizabeth A. Laney
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 512-05-59207

BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale?
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Fulton Homes Sales Corporation, an Arizona corporation
9140 South Kyrene Rd., #202
Tempe, AZ 85284

3. (a) BUYER'S NAME AND ADDRESS:
Jerome P. Stears and Cindy A. Stears
21681 North Summer Lane
Maricopa, AZ 85239

(b) Are the Buyer and Seller related: Yes No
 If yes, state relationship: _____

4. ADDRESS OF PROPERTY:
21681 North Summer Lane
Maricopa, AZ 85239

5. MAIL TAX BILL TO:
Jerome P. Stears and Cindy A. Stears
21681 North Summer Lane
Maricopa, AZ 85239

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a <input type="checkbox"/> Vacant Land	f <input type="checkbox"/> Commercial or Industrial Use
b <input checked="" type="checkbox"/> Single Family Residence	g <input type="checkbox"/> Agricultural
c <input type="checkbox"/> Condo or Townhouse	h <input type="checkbox"/> Mobile or Manufactured Home
d <input type="checkbox"/> 2-4 Plex	i <input type="checkbox"/> Other Use, Specify: _____
e <input type="checkbox"/> Apartment Building	

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d, or h in Item 6 above, please check **one** of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."

See reverse side for definition of a "family member."

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

9

COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-041405
 RECORD DATE: 04/04/07

Validation Codes:
 (e) ASSESSOR: _____ (f) DOR: _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a <input type="checkbox"/> Warranty Deed	d <input type="checkbox"/> Contract or Agreement
b <input checked="" type="checkbox"/> Special Warranty Deed	e <input type="checkbox"/> Quit Claim Deed
c <input type="checkbox"/> Joint Tenancy Deed	f <input type="checkbox"/> Other

11. SALE PRICE: 251,169.00 00
 12. DATE OF SALE (Numeric Digits): 03/30/2007
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 67,169.00 00

14. METHOD OF FINANCING:

a <input type="checkbox"/> Cash (100% of Sale Price)	e <input checked="" type="checkbox"/> New loan(s) from Financial Institution:
b <input checked="" type="checkbox"/> Exchange or trade	(1) <input checked="" type="checkbox"/> Conventional
c <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d <input checked="" type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f <input type="checkbox"/> Other financing; Specify: _____

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that Impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

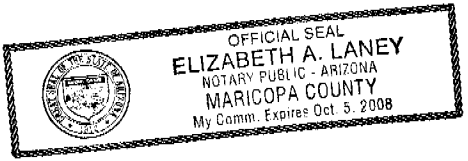
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
The Talon Group - Tempe Superstition
3923 S. McClintock Dr., Ste. 410
Tempe, AZ 85282
(416-4842021 (DH) / Phone (480)777-0051

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 94,, of COBBLESTONE FARMS - PARCEL VI (D / 159)

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this _____ day of March 2007
 Notary Public Elizabeth A. Laney
 Notary Expiration Date _____

Signature of Buyer/Agent _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this _____ day of _____ 2007
 Notary Public _____
 Notary Expiration _____



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