



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

3  
Recording Requested by:  
First American Title Insurance Company

When recorded mail to:  
Michael Burtchell and Marla Burtchell  
826 West Fairlane Court  
Casa Grande, AZ 85222

DATE/TIME: 06/01/07 1612

FEE: \$16.00

PAGES: 3

FEE NUMBER: 2007-065237

## SPECIAL WARRANTY DEED

(Trust - Grantee's Acceptance Attached)

File No. **225-4879997** (drl)

Trust No. **8308**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, **First American Title Insurance Company, a California Corporation**, as TRUSTEE, under Trust No. **8308**, and not personally the GRANTOR herein, does hereby convey to

**Michael Burtchell and Marla Burtchell, husband and wife**, the GRANTEE,

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

**LOT 103, OF FINAL PLAT FOR LOS PORTALES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 162.**

Beneficiary under Trust No. 8308 is: Brown Family Communities, 2164 E. Broadway #300, Tempe, AZ 85282

**Subject To:** Existing taxes, assessments, 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: May 15, 2007

SEE ACCEPTANCE ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF.

**First American Title Insurance Company, a  
California Corporation,**  
as TRUSTEE, and not personally,

By: Charlotte A. Knoll  
Charlotte A. Knoll, Sr. Trust Officer

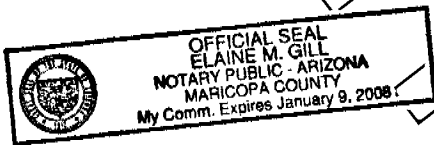
STATE OF ARIZONA )  
County of Maricopa )ss.

On 5-21-2007 before me, the undersigned Notary Public, personally appeared Charlotte A. Knoll, Sr. Trust Officer, 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:

Elaine M. Gill  
Notary Public

My Commission Expires:



## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **05/15/2007** by and between **First American Title Insurance Company, a California Corporation** and **Michael Burtchell and Marla Burtchell**.

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: **05/15/2007**

Michael Burtchell  
Michael Burtchell

Marla Burtchell  
Marla Burtchell

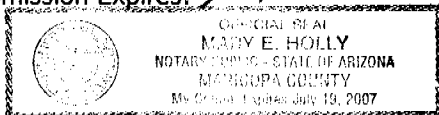
STATE OF Arizona )

County of Maricopa )  
)ss.

On 05/13/2007, before me, the undersigned Notary Public, personally appeared **Michael Burtchell and Marla Burtchell, husband and wife**, 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 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: 7-19-2007



Mary E. Holly  
Notary Public

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 504-05-011B3

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:  
First American Title Insurance Co., Trust No. 8308  
4801 East Washington  
Phoenix, AZ 85032

3. (a) BUYER'S NAME AND ADDRESS:  
Michael Burtchell and Maria Burtchell  
826 West Fairlane Court  
Casa Grande, AZ 85222

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

4. ADDRESS OF PROPERTY:  
826 West Fairlane Court  
Casa Grande, AZ 85222

5. MAIL TAX BILL TO:  
Michael Burtchell and Maria Burtchell  
826 West Fairlane Court  
Casa Grande, AZ 85222

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."**

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

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

(a) \_\_\_\_\_  
 (b) \_\_\_\_\_  
 (c) COUNTY OF RECORDATION: PINAL  
 (d) FEE NO: 2007-065237  
 (e) Valir RECORD DATE: 06/01/07

**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: 193240 **00**  
 12. DATE OF SALE (Numeric Digits): May 15, 2007  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 40. **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):  
First American Title Insurance Company  
2164 East Broadway Road, Suite 260  
Tempe, AZ 85282-1785 / /  
1225-4879997 (drl) / / Phone (480)894-9602

18. LEGAL DESCRIPTION (attach copy if necessary):  
LOT 103, OF FINAL PLAT FOR LOS PORTALES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 162.

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.

Charlotte A. Broll, Sr. Tr. Officer  
 Signature of Seller/Agent  
 State of AZ County of Maricopa  
 Subscribed and sworn to before me on this 21st day of May, 2007  
 Notary Public Elaine M. Gill  
 Notary Expiration Date \_\_\_\_\_

[Signature]  
 Signature of Buyer/Agent  
 State of AZ County of Maricopa  
 Subscribed and sworn to before me on this 28th day of May, 2007  
 Notary Public [Signature]  
 Notary Expiration \_\_\_\_\_

