



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

Recording Requested by:  
First American Title Insurance Company National  
Commercial Services  
When recorded mail to:  
Brennan-Becker Properties, L.L.C.  
8621 E. Appaloosa Trail  
Scottsdale, AZ-85258

DATE/TIME: 09/04/07 1306  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2007-100487

## SPECIAL WARRANTY DEED

File No. **NCS-305700-PHX1** (tpa)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**WILLIAM F TALLMADGE and DOROTHY DIANNE TALLMADGE, Trustees of THE DOROTHY DIANNE TALLMADGE TRUST, Dated November 17, 1993**, the GRANTOR does hereby convey to

**Brennan-Becker Properties, LLC, an Arizona limited liability company**, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

**LOTS 2, 3, AND 4, BLOCK 1, OF AMENDED PLAT NEWTOWN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 23A.**

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

**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.

DATED: 8/28/07

THE DOROTHY DIANNE TALLMADGE  
TRUST, Dated November 17, 1993

  
William F. Tallmadge, Trustee

File No.: **NCS-305700-PHX1**  
(tpa)  
A.P.N.: **101-02-0020**

Warranty Deed - continued

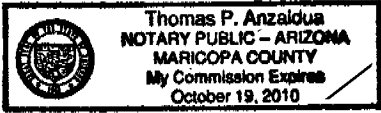
STATE OF Arizona )  
County of Maricopa )ss.

On August 28, 2007, before me, the undersigned Notary Public, personally appeared **William F. Tallmadge**, 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: 10/19/10

Thomas P. Anzaidua  
Notary Public



File No.: **NCS-305700-PHX1**  
(tpa)  
A.P.N.: **101-02-0020**

Warranty Deed - continued

**TRUST CERTIFICATION**

August 28, 2007

First American Title Insurance Company  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016

RE: Escrow No. NCS-305700-PHX1

The undersigned, being the Trustee(s) of the The Dorothy Dianne Tallmadge 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: DOROTHY DIANNE TALLMADGE  
ADDRESS: 101 S. LINDSAY RD. GILBERT AZ. 85296

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_

The Dorothy Dianne Tallmadge Trust

William F. Tallmadge  
William F. Tallmadge, Trustee

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 101-02-0020  
 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? 0  
 Please list the additional parcels below (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

2. SELLER'S NAME AND ADDRESS:  
The Dorothy Dianne Tallmadge Trust  
101 S. Lindsay Road  
Gilbert, AZ 85296

3. (a) BUYER'S NAME AND ADDRESS:  
Brennan-Becker Properties, L.L.C.  
8621 E. Appaloosa Trail  
Scottsdale, AZ 85258

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

4. ADDRESS OF PROPERTY:  
1930 W. Apache Trail  
Apache Junction, AZ

5. MAIL TAX BILL TO:  
Brennan-Becker Properties, L.L.C.  
8621 E. Appaloosa Trail  
Scottsdale, AZ 85258

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

a <input type="checkbox"/> Vacant Land	f <input checked="" type="checkbox"/> Commercial or Industrial Use
b <input 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  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. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

COUNTY OF RECORDATION: PINAL  
 FEE NO: 2007-100487  
 RECORD DATE: 09/04/07

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: 700,000.00 00  
 12. DATE OF SALE (Numeric Digits): 09/07  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 175,000 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 checked="" 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:  
 \$ 0.00 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

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

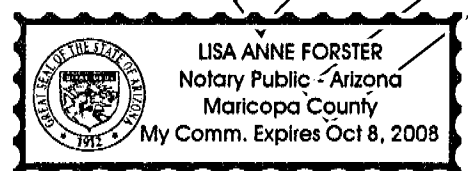
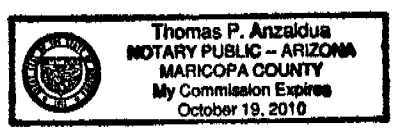
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Company National Commercial  
2425 E. Camelback Road, Suite 300  
Phoenix, AZ 85016 / / ^  
NCS-305700-PHX1 (tpa) / / Phone (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):  
 LOTS 2, 3, AND 4, BLOCK 1, OF AMENDED PLAT NEWTOWN, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 5 OF MAPS, PAGE 23A.

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: William F. Tallmadge  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 28 day of August, 2007  
 Notary Public: Thomas P. Anzaldua  
 Notary Expiration Date: 10/19/10

Signature of Buyer/Agent: [Signature]  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 29 day of August, 2007  
 Notary Public: [Signature]  
 Notary Expiration: October 8, 2008



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