

Recording Requested By:
Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:
DOUGLAS J. WILSON

30463 N. SPUR WAY
QUEEN CREEK, AZ 85242

ESCROW No. 00424581-018 REO-1/3



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYLTLE

DATE/TIME: 06/17/08 1347
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2008-057554

This area reserved for County Recorder

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

The Bank of New York Trust Company, NA, as successor-in-interest to JPMorgan Chase Bank, National Association as trustee for Bear Stearns Alt-A Series 2005-7

hereinafter called the Grantor, do/does hereby convey to

DOUGLAS J. WILSON, A married man, as his sole and separate property

the following real property situated in Maricopa County, ARIZONA with all rights and privileges appurtenant thereto:

See Exhibit A attached hereto and made a part hereof.

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

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated April 21, 2008

GRANTOR(S):

THE BANK OF NEW YORK, AS TRUSTEE FOR BEAR
STEARNS ALTA 2005-7

By: Yvette Blatchford Its: VPLD for
Wells Fargo Bank, N.A., as attorney in fact for The Bank of
New York, as Trustee for Bear Stearns ALTA 2005-7

Yvette Blatchford
VP Loan Documentation

STATE OF California
COUNTY OF San Bernardino

} SS

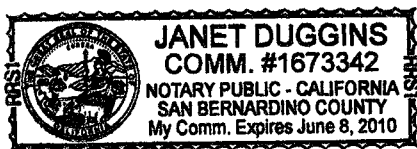
This instrument was acknowledged before me this 12th day of

June, 2008 By:

Yvette Blatchford Its: VPLD for
Wells Fargo Bank, N.A., as attorney in fact for The Bank of New York, as
Trustee for Bear Stearns ALTA 2005-7

Notary Public in and for said State California

My commission will expire June 18, 2010



Janet Duggins

Exhibit A

LOT 889, JOHNSON RANCH UNIT 4D AND 4F, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 45;

EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM, OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS WHETHER OR NOT OF COMMERCIAL VALUE AS SET FORTH IN ARIZONA REVISED STATUTES.

Johnson & Co.

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel 210-66-8890
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

The Bank of New York Trust Company, NA, as
successor-in-interest to JPMorgan Chase Bank, National
Association as trustee for Bear Stearns Alt-A Series 2005-
7; c/o: Tiffany & Bosco, 2525 E. Camelback Rd., #300
Phoenix, AZ 85013

3. (a) BUYER'S NAME AND ADDRESS

DOUGLAS J. WILSON
107 - 2430 King George Hwy
Surrey, BC V4P 1H5

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

4. ADDRESS OF PROPERTY

30463 N. SPUR WAY, QUEEN CREEK, AZ 85242

5. MAIL TAX BILL TO

DOUGLAS J. WILSON
As disclosed in #3

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
d. ☐ 2-4 Plex i. ☐ Other Use, Specify _____
e. ☐ 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: 2008-057554
RECORD DATE: 06/17/08

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. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy Deed f. ☐ Other

11. SALE PRICE: \$ 118,500.00

12. DATE OF SALE (Numeric Digits) 05 / 08
Month Year

(For example 03 / 05 for March 2005)

13. DOWN PAYMENT \$ 33,000.00

14. METHOD OF FINANCING

- a. ☐ Cash (100% of Sale Price)
b. ☐ Exchange or trade
c. ☐ Assumption of existing loan(s)
d. ☐ Seller Loan (Carryback)
e. ☒ New loan(s) from financial institution
(1) ☒ Conventional
(2) ☐ VA
(3) ☐ FHA
f. ☐ 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 None

16. PARTIAL INTEREST If only a partial ownership interest is being sold, Briefly describe the partial interest None

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone).

As disclosed in #3

Phone () _____

18. LEGAL DESCRIPTION (attach copy if necessary) SEE ATTACHED "LEGAL DESCRIPTION"

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 Arizona, County of Maricopa

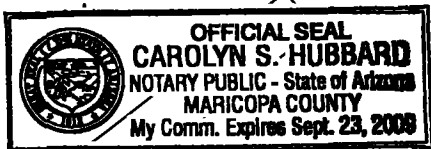
Subscribed and sworn to before me this 16th day of June, 2008

Signature of Buyer/Agent

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 16th day of June, 2008

Notary Public C. S. Hubbard
Notary Expiration Date 9/23/2009



Notary Public C. S. Hubbard
Notary Expiration Date 9/23/2009



Notary Seal

LEGAL DESCRIPTION

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