

**COURTESY RECORDING
NO TITLE LIABILITY**



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTL**

Recorded at the request of:
Chicago Title

When recorded, mail to:

CHAD HOOPES
2624 West Canyon Way
Queen Creek, AZ 85242

DATE/TIME: 09/29/08 1550
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2008-092685

Escrow No.: CT0809575-CT2912

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

AURORA LOAN SERVICES LLC

does hereby convey to

Chad Hoopes, a single man

the following real property situated in Pinal County, :

Lot 363, Phase 2, at MORNING SUN FARMS, according to Cabinet E, Slide 28, Records of Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions as may appear of record.

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

Dated: September 4, 2008

AURORA LOAN SERVICES LLC

BY:

President

Pamela J. Crocker, Vice President

ATTEST:

Secretary

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Colorado

County of Jefferson

The foregoing document was acknowledged before me this 5th day of September, 2008.

by Pamela J. Crocker, Vice President OF AURORA LOAN SERVICES, LLC.

(Seal)



Exp. 03/30/2009

Sabrina Tounzen
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 509-03-199
 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
AURORA LOAN SERVICES
10385 WESTMOOR DR STE 100
WESTMINSTER, CO 80021
3. (a) BUYER'S NAME AND ADDRESS:
Chad Hoopes
3241 East Thornton Avenue
Gilbert, AZ 85297
(b) Are the Buyer and Seller related? Yes ☐ No ☒
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
2629 West Canyon Way, Queen Creek, AZ 85242,

5. MAIL TAX BILL TO:
Chad Hoopes 2624 West Canyon Way
Queen Creek AZ 85242

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.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAY 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 29 day of September, 2008
 Notary Public: _____
 Notary Expiration Date: May 30, 2012

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2008-092685
 RECORD DATE: 09/29/08
 Va
 (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: \$ 121,500.00

12. DATE OF SALE (Numeric Digits): 09 / 08
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 2,172.00

14. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input checked="" 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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
CHICAGO TITLE
2701 E. Camelback Rd., Ste 130, Phoenix, AZ 85016 (602)667-1001

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

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 23 day of September, 2008
 Notary Public: _____
 Notary Expiration Date: May 30, 2012

LEGAL DESCRIPTION

Lot 363, Phase 2, at MORNING SUN FARMS, according to Cabinet E, Slide 28, Records of Pinal County, Arizona.

EXCEPT-all coal and other minerals as reserved in the Patent recorded in Book 42 of Deeds, page 16, records of Pinal County, Arizona.