

Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

PAUL SCOTT HANSEN  
NANCY HANSEN  
1213 WEST ROOSEVELT AVE  
COOLIDGE, AZ 85228

GRAND CANYON TITLE AGENCY, INC.



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

DATE/TIME: 10/23/08 1250  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2008-100927

ESCROW NO.: 59000764-059-JAH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Special Warranty Deed**

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

**Accredited Home Lenders, Inc., a California Corporation**

do/does hereby convey to

**Paul Scott Hansen and Nancy Hansen, Husband and Wife, as community property with right of survivorship**

the following real property situated in **Pinal** County, Arizona:

Lot 137, REPLAT OF CARTER RANCH, according to the records in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 60.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, 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, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 26<sup>th</sup> day of Sept 2008

Accredited Home Lenders, Inc.

By: Denise Hardick  
Its:

STATE OF California

COUNTY OF San Diego } SS:

On this 26<sup>th</sup> day of September 2008 the, before me, the undersigned notary, personally appeared

Denise Hardick  
who acknowledged to be the AVP of Accredited Home Lenders, Inc.,

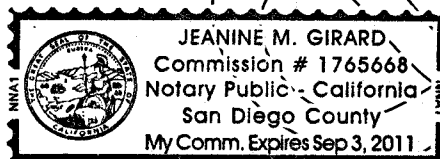
a corporation, and that as such being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing on behalf of the corporation.

In witness whereof I hereunto set my hand and official seal.

Jeanine M. Girard  
Notary Public

My commission expires:

9-3-11



Recording Requested By:  
Grand Canyon Title Agency, Inc.

And When Recorded Mail To:

PAUL SCOTT HANSEN  
NANCY HANSEN  
1213 WEST ROOSEVELT AVE  
COOLIDGE, AZ 85228

ESCROW NO.: -59000764-059-JAH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Acceptance of Community Property with Right of Survivorship

Paul Scott Hansen and Nancy Hansen, Husband and Wife, as community property with right of survivorship each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated 26<sup>th</sup> day of September 2008, and executed by ~~Accredited Home Lenders, Inc.~~, as Grantors, to Paul Scott Hansen and Nancy Hansen, as Grantees, and which conveys certain premises described as:

Lot 137, REPLAT OF CARTER RANCH, according to the records in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 60.

To the Grantees named therein, not as Tenants in Common, not as Community property Estate, not as Joint Tenants with full right of Survivorship, but as Community Property with full right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with full right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated

*17 Psh*  
*10-16-2008*

*10-17-08*

*Paul Scott Hansen*

Paul Scott Hansen

*Nancy Hansen*

Nancy Hansen

STATE OF ARIZONA }  
County of Pinal

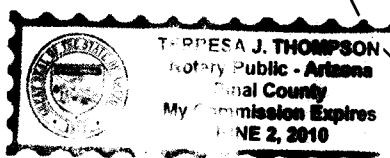
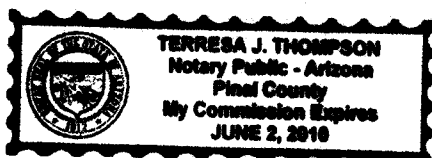
ss

This instrument was acknowledged before me this *17* day of *Oct*, 20*08* by Paul Scott Hansen and Nancy Hansen

*Terresa J. Thompson*  
Notary Public

My commission will expire

*06-01-2010*



# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 204-38-33702  
 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  
Accredited Home Lenders, Inc.  
15253 Avenue of Science, San Diego, CA 92128

3. (a) BUYER'S NAME AND ADDRESS:  
Paul Scott Hansen  
9917 E Barley Road  
Florence, AZ 85232

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

4. ADDRESS OF PROPERTY:  
1213 West Roosevelt Ave, Coolidge, AZ 85228

5. MAIL TAX BILL TO:  
Paul Scott Hansen  
1213 West Roosevelt Ave, Coolidge, AZ 85228

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.  
 (a) COUNTY OF RECORDATION: PINAL  
 (b) FEE NO: 2008-100927  
 (c) RECORD DATE: 10/23/08  
 (d) \_\_\_\_\_

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: \$ 86,000.00

12. DATE OF SALE (Numeric Digits): 10 / 08  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 19,376.00 - 1,000.00

14. METHOD OF FINANCING:  
 e. ☒ New loan(s) from financial institution:  
 (1) ☒ Conventional  
 (2) ☐ VA  
 (3) ☐ FHA  
 f. ☐ Other financing; Specify: \_\_\_\_\_  
 a. ☐ Cash (100% of Sale Price)  
 b. ☐ Exchange or Trade  
 c. ☐ Assumption of existing loan(s)  
 d. ☐ Seller Loan (Carryback)

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

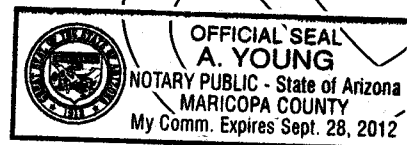
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
BUYER AND SELLER HEREIN  
 Phone ( ) - \_\_\_\_\_

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 Denise Hardick  
 State of California, County of \_\_\_\_\_  
 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

Signature of Buyer/Agent MARICOPA  
 State of Arizona, County of \_\_\_\_\_  
 Subscribed and sworn to before me this 21 day of OCTOBER, 20 08  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 9/28/2012

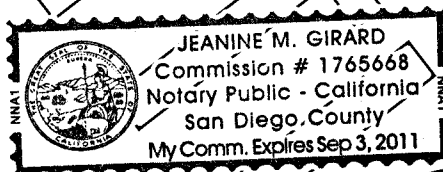


Jurat

State of California )  
County of San Diego )

Subscribed and sworn to (or affirmed) before me on this 26<sup>th</sup> day  
of, September, 2008, by Denise Hardich,  
proved to me on the basis of satisfactory evidence to be the person  
who appeared before me.

Notary Public



LEGAL DESCRIPTION

Lot 137, REPLAT OF CARTER RANCH, according to the records in the office of the County Recorder of Pinal County, Arizona in Cabinet E, Slide 60.

