

LandAmerica Title Agency

RECORDING REQUESTED BY
Lawyers Title Insurance Corporation
AND WHEN RECORDED MAIL TO:

EDWARD J. LEWIS
CAPTORIA A. LEWIS
43418 W. WILDHORSE TRAIL
MARICOPA, AZ 85239

ESCROW_NO.: 01660661 - 425 - M61



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

DATE/TIME: 11/18/08 1423
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2008-110608

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
FEDERAL NATIONAL MORTGAGE ASSOCIATION n/k/a FANNIE MAE
do/does hereby convey to

Eddie J. Lewis and Captoria A. Lewis, husband and wife
the following real property situated in **Pinal County, Arizona:**

Lot 783, SENITA UNIT 2, according to Cabinet F, slide 98, records of Pinal County, Arizona.

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 **November 4, 2008**

SELLER:
Fannie Mae f/k/a Federal National Mortgage
Association

BY: **Laura A. Radmer, Vice President of LandAmerica
Title Agency, Inc., an Arizona corporation, successor by
change of name to Lawyers Title of Arizona, Inc.
ITS: Attorney in Fact**

(Notary Acknowledgment(s) on next page)

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 17th
day of November, 2008
by **Laura A. Radmer, Vice President of LandAmerica Title
Agency, Inc., an Arizona corporation, successor by
change of name to Lawyers Title of Arizona, Inc.
ITS: Attorney in Fact for Fannie Mae, f/k/a Federal
National Mortgage Association.**



Maria D. Shelley
Notary Public

My commission will expire 3/15/2010

LOAN OFFICER

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Eddie J. Lewis and Captoria A. Lewis, husband and wife, 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 November 4, 2008 , and executed by Fannie Mae REO #D08E508, F/K/A. Federal National Mortgage Association organized and existing under the laws of the United States of America as Grantors, to Eddie J. Lewis and Captoria A. Lewis, husband and wife as Grantees, and which conveys certain premises described as:

Lot 783, SENITA UNIT 2, according to Cabinet F, slide 98, records of Pinal County, Arizona.

to the Grantees named therein, not as tenants-in-common, nor as community property, nor as joint tenants with right of survivorship, but as community property with 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 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: November 4, 2008

GRANTEES:

Eddie J. Lewis
Eddie J. Lewis

Captoria A. Lewis
Captoria A. Lewis

State of Arizona
County of MARICOPA

} SS:

On November 13, 2008, before me personally appeared Eddie J. Lewis and Captoria A. Lewis, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Deanna Dural
Notary Public
Commission Expires: 10/25/2012



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-38-7830
 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) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2008-110608
 RECORD DATE: 11/18/08
 (e) ASSESSOR _____ (f) DOR _____
ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Fannie Mae REO #D08E508
International Plaza 11 14221 Dallas Pkwy, #1000
Dallas, TX 75254-2916
 3. (a) BUYER'S NAME AND ADDRESS:
Edward J. Lewis
2401 W. Binner
Chandler, AZ 85224
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

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:

4. ADDRESS OF PROPERTY:
43418 W. Wildhorse Trail, Maricopa, AZ 85239
 5. MAIL TAX BILL TO:
Edward J. Lewis Eddie J Lewis - Captone Lewis
43418 W. Wildhorse Trail, Maricopa, AZ 85239

11. SALE PRICE: \$ 172,500.00

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

13. DOWN PAYMENT: \$ 17,250.00

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

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:

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."

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:

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

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Fannie Mae REO #D08E508
International Plaza 11 14221 Dallas Pkwy, #1000
Dallas, TX 75254-2916 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 783, of Senita Unit 2, Cabinet-F, Slide 98

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 18th day of Nov, 2008
 Notary Public: _____
 Notary Expiration Date: _____

Signature of Buyer/Agent: _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me this 18th day of Nov, 2008
 Notary Public: _____
 Notary Expiration Date: _____



Exhibit A Legal Description

Lot 783, SENITA UNIT 2, according to Cabinet F, slide 98, records of Pinal County, Arizona.

UNOFFICIAL