



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

When recorded mail to:

WIC  
AJ

Fidelity

DATE/TIME: 12/09/08 1400

FEE: \$14.00

PAGES: 4

FEE NUMBER: 2008-117354

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**Special Warranty Deed**

**Do not discard  
This is part of the Official Document**

**This instrument is being re-recorded for the sole purpose of adding the  
acceptance of community property with right of survivorship**



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

This document prepared by (and after recording return to):

Name: Howard N. Higbee  
Firm/Company: Wanda Sue Higbee  
Address: 39072 N. Kelley Ln  
Address 2:  
City, State, Zip: Queen Creek, AZ 85240  
Phone:

DATE/TIME: 12/05/08 1337  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2008-115963

**FIDELITY NATIONAL TITLE**

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**F108015457-70**

**SPECIAL WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

FOR VALUABLE CONSIDERATION OF TEN DOLLARS, and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, NATIONAL CITY BANK, hereinafter referred to as "Grantor", does hereby convey and warrant unto

HOWARD N. HIGBEE AND WANDA SUE HIGBEE, HUSBAND AND WIFE AS **COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Pinal, State of Arizona, to-wit:

Lot 108, Pecan Creek-North Parcel 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 138

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

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

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



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

HOWARD N. HIGBEE and WANDA SUE HIGBEE each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

Lot 108, PECAN CREEK-NORTH PARCEL 5, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 138.

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

Dated: December 4, 2008

*Howard N. Higbee*  
HOWARD N. HIGBEE

*Wanda Sue Higbee*  
WANDA SUE HIGBEE

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY**

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 05 day of December 2008

by Leesa Kaye

(Seal)

*Leesa Kaye*  
Notary Public

