

Recording Requested by:  
First American Title Insurance Company



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLER

When recorded mail to:  
Gilbert A. Salazar and Eloisa E. Salazar  
1113 West Desert Hollow Drive  
Queen Creek, AZ 85243

DATE/TIME: 12/30/08 1359  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2008-123571

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## SPECIAL WARRANTY DEED

(Grantee's Acceptance Attached)

Escrow No. **435-5118655 (mjl)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

**TM Homes of Arizona, Inc., an Arizona corporation,** the GRANTOR does hereby convey to

**Gilbert A. Salazar and Eloisa E. Salazar, husband and wife,** the GRANTEE

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

**LOT 54, OF PARCEL I AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 147.**

**Subject To:** Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: December 02, 2008



## ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **12/02/2008** by and between **TM Homes of Arizona, Inc.** and **Gilbert A. Salazar and Eloisa E. Salazar**.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **12/02/2008**

Gilbert A. Salazar  
Gilbert A. Salazar

Eloisa E. Salazar  
Eloisa E. Salazar

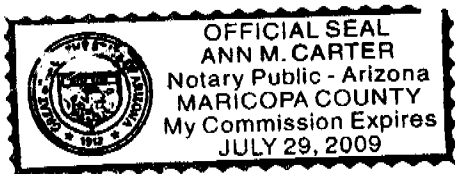
STATE OF ARIZONA )  
County of MARICOPA ) ss.

On December 29, 2008, before me, the undersigned Notary Public, personally appeared **Gilbert A. Salazar and Eloisa E. Salazar**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7/29/2009

Ann M. Carter  
Notary Public



# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):  
 Primary Parcel: 210-78-3920 7

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) \_\_\_\_\_

1\*

COUNTY OF RECORDATION: PINAL  
 FEE NO: 2008-123571  
 RECORD DATE: 12/30/08

2. SELLER'S NAME AND ADDRESS:  
TM Homes of Arizona, Inc.  
6720 North Scottsdale Rd, Ste 390  
Scottsdale, AZ 85253

3. (a) BUYER'S NAME AND ADDRESS:  
Gilbert A. Salazar and Eloisa E. Salazar  
1113 West Desert Hollow Drive  
Queen Creek, AZ 85243

(e) ASSESSOR: \_\_\_\_\_ (f) DOR \_\_\_\_\_

**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in Item 1: \_\_\_\_\_  
 Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

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

4. ADDRESS OF PROPERTY:  
1113 West Desert Hollow Drive  
Queen Creek, AZ 85243

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: 137,000      00  
 12. DATE OF SALE (Numeric Digits): 11/08  
 Month      Year  
 (For example: 03 / 05 for March 2005)

5. MAIL TAX BILL TO:  
Gilbert A. Salazar and Eloisa E. Salazar  
1113 West Desert Hollow Drive  
Queen Creek, AZ 85243

13. DOWN PAYMENT: \$ 2,119      00

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

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

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: \_\_\_\_\_

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."

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
First American Title Insurance Company  
4800 North Scottsdale Road, Suite 1000  
Scottsdale, AZ 85251  
(435-5118655 (mjl)) Phone (480)612-9000

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

18. LEGAL DESCRIPTION (attach copy if necessary):  
LOT 54, OF PARCEL I AT SKYLINE RANCH PHASE TWO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 147.

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: [Signature]  
 State of AZ, County of MARICOPA  
 Subscribed and sworn to before me on this 26 day of December, 2008  
 Notary Public: [Signature]  
 Notary Expiration Date: \_\_\_\_\_

Signature of Buyer/Agent: [Signature]  
 State of AZ, County of MARICOPA  
 Subscribed and sworn to before me on this 26 day of December, 2008  
 Notary Public: [Signature]  
 Notary Expiration Date: \_\_\_\_\_



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