

Great American Title Agency  
Recording Requested By:  
LSI Title Agency

AFTER RECORDING MAIL TO:  
JOEL LOPEZ-PEREZ  
GUADALUPE LOPEZ  
54760 W. PIMA ROAD  
MARICOPA, AZ 85239



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYLTLE

DATE/TIME: 02/11/09 1557  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2009-013689

ESCROW No. 00442163 -018 JE8 / REO #38431 1/3

This area reserved for County Recorder

## Special Warranty Deed

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

~~INDYMAC BANK FSB~~ FDIC as conservator for Indymac Federal Bank FSB,  
successor to FDIC as receiver for Indymac Bank FSB  
hereinafter called the Grantor, do/does hereby convey to

~~JOEL LOPEZ-PEREZ~~

Joel A Lopez-Perez, a married man as his sole and separate property  
the following real property situated in Maricopa County, ARIZONA with all rights and privileges appurtenant thereto:

SEE ATTACHED EXHIBIT A

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

Dated January 14, 2009

GRANTOR(S): FDIC as conservator for Indymac Federal Bank FSB, successor  
~~INDYMAC BANK FSB~~ to FDIC as receiver for Indymac Bank FSB

By:

*Tim Beadnell*  
Tim Beadnell  
Vice President  
HLS-REO

STATE OF *Texas*  
COUNTY OF *Williamson*



This instrument was acknowledged before me *Karla Aguilar*  
This 15 day of Jan, 2008  
by *Tim Beadnell*

Notary Public in and for said State

My commission will expire 7/21/2012

LSI TITLE COMPANY (CA)  
3220 EL CAMINO REAL, IRVINE, CALIFORNIA 92602  
(714) 247-7000 • (800) 323-0165

**LEGAL DESCRIPTION**

**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MARICOPA, COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 630, OF ALTERRA SOUTH, IN THE CITY OF MARICOPA, COUNTY OF PINAL, STATE OF ARIZONA, ACCORDING TO THE PLAT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 89 AND AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 2005 IN INSTRUMENT NUMBER. 2005-005810.

APN: 512-37-63004

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 512-37-63004  
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

**INDYMAC BANK F.S.B.**  
6900 BEATRICE DR, KALAMAZOO MI 49009

## 3. (a) BUYER'S NAME AND ADDRESS:

**JOEL A. LOPEZ-PEREZ**  
**54760 W. PIMA ROAD**  
**MARICOPA, AZ 85239**

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

## 4. ADDRESS OF PROPERTY:

**17378 MARINA AVENUE, MARICOPA, AZ 85239**

## 5. MAIL TAX BILL TO:

**JOEL A. LOPEZ-PEREZ**  
**54760 W. PIMA ROAD, MARICOPA, AZ 85239**

## 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:

1

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties

THE UNDERSIGNED BEING DULY SWORN, ON OATH, THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE DESCRIBED PROPERTY.

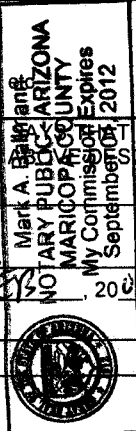
Signature of Seller/Agent

State of Arizona, County of MARICOPA

Subscribed and sworn to before me this 9 day of FEB, 2009

Notary Public

Notary Expiration Date 9-1-2012



## 9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

COUNTY OF RECORDATION: PINAL  
FEE NO: 2009-013689  
RECORD DATE: 02/11/09

V

(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. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed               | f. <input type="checkbox"/> Other: _____          |

11. SALE PRICE: \$ 60,100.00

12. DATE OF SALE (Numeric Digits): 02 / 2009  
Month Year

(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 12020.00

## 14. METHOD OF FINANCING:

- |  |  |
|--|--|
| a. <input 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 checked="" 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 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: \_\_\_\_\_

## 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):

Buyer and Seller herein

Phone: \_\_\_\_\_

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

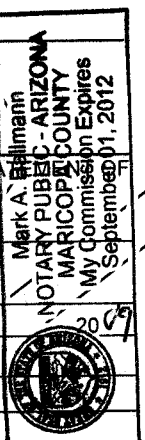
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