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SECURITY TITLE AGENCY

Recorded at the request of:
Security Title Agency

When recorded mail to:

4
Alonza Lyford & Debra Sinclair
P.O. Box 521885
Big Lake, AK 99652
Escrow No.: -ST08001658-ST82



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

DATE/TIME: 04/03/09 1615
FEE: \$16.00
PAGES: 4
FEE NUMBER: 2009-033838

CAPTION HEADING:

SPECIAL WARRANTY DEED

DO NOT REMOVE

This is part of the official document.

Handwritten watermark: MORTGAGE

REO #: 4802503
US REO #: 8-13213
Security Title:

SPECIAL WARRANTY DEED

THIS DEED is made and entered into this 16th day of March 20 09 by and between National City Bank hereinafter collectively referred to as "Grantor", and Alonzo Lyford and Debra K. Sinclair, husband and wife, of the County of Maricopa, State of Arizona, hereinafter referred to as "Grantee". The mailing address of the Grantee is P.O. Box 521885, Big Lake Alaska 99652

WITNESSETH, that the Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations paid to the Grantor, the receipt of which is hereby acknowledged, does by these presents **GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM** unto the Grantee, the following described lots, tracts or parcels of land lying, being and situated in the County of Pinal and State AZ of to-wit:

Lot 50 SOUTHFORK UNIT 2, according to the Plat of Record in the Office of the County Recorder of Pinal County Arizona recorded in Cabinet F, Slide 46.

Commonly known as: 1427 E Saddlebrook Court, Casa Grande AZ 85222

Subject to easements, conditions, restrictions and limitations of record

TO HAVE AND TO HOLD the same; together with all rights and appurtenances to the same

belonging, unto the said Grantees, and to His/Her successors and assigns. The said Grantor hereby covenanting that it and the successors and assigns of such Grantor shall and will **WARRANT AND DEFEND** the title to the premises unto the said Grantees, and to the successors and assigns of such Grantee ~~forever~~, against the lawful claims of all persons claiming by, through or under Grantor but none other, excepting, however, the general taxes for the calendar year 2009 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the said Grantor has hereunto caused this instrument to be signed on the day and year first above written.

Grantor:
National City Bank

BY: Michael D. Ferguson
NAME: MICHAEL D. FERGUSON AVP NCRES
TITLE: AUTHORIZED SIGNER-FOR NCB

AFFIX CORPORATE SEAL BELOW

Attest: Carole M. Strong
NAME: CAROLE M. STRONG
TITLE:

STATE OF OHIO)
COUNTY OF MONIGOMERY) SS

On this 16th day of March, 2009, before me appeared MICHAEL D. FERGUSON AVP NCRES AUTHORIZED SIGNER to me personally known, who, being by me duly sworn, did say that he/she is the AUTHORIZED SIGNER (title) of National City Bank and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation, by authority of its board of directors and said MICHAEL D. FERGUSON AVP NCRES acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first written above.

Jill A. Fortney
Notary Public:
My Commission Expires:

JILL A. FORTNEY, Notary Public
In and For the State of Ohio
My Commission Expires Mar. 30, 2011

Escrow No.: ST08001658-ST82

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

Alonzo Lyford and Debra K. Sinclair each state that:

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

Lot 50, SOUTHFORK UNIT 2, according to the plat thereof, as recorded in Cabinet F, Slide 46, of the Public Records of Pinal, County, Arizona.

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: March 24, 2009

Alonzo Lyford
Alonzo Lyford

Debra K. Sinclair
Debra K. Sinclair

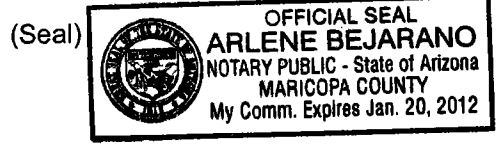
NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 24th day of March 2009

by Alonzo Lyford and Debra K. Sinclair



[Signature]
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 505-67-080
 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. COUNTY OF RECORDATION: PINAL
 FEE NO: 2009-033838
 RECORD DATE: 04/03/09
 Validation Codes:
 (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:
National City Bank,
3232 Newmark Drive
Miamsburg, OH
 3. (a) BUYER'S NAME AND ADDRESS:
Alonzo Lyford, Debra K. Sinclair
121 North Silverwood
Casa Grande, AZ 85222
 (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:
 11. SALE PRICE: \$ 125,000.00 **00**
 12. DATE OF SALE (Numeric Digits): 03 / 09
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 25,000.00 **00**

4. ADDRESS OF PROPERTY:
1427 E. Saddlebrook Ct., Casa Grande, AZ 85222
 5. MAIL TAX BILL TO:
1427 E. Saddlebrook Ct., Casa Grande, AZ 85222

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Exchange or trade (1) Conventional (2) VA (3) FHA
 c. Assumption of existing loan(s) 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."

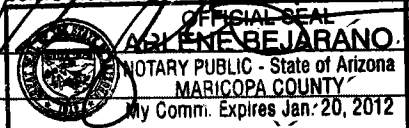
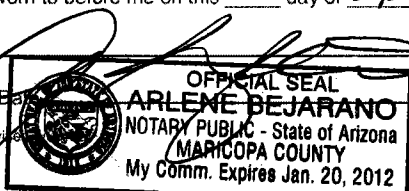
16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
SECURITY TITLE AGENCY
7901 N. 16th Street, Suite 225, Phoenix, Arizona 85020
 Phone **(602)997-1117**

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):
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 _____/Agent
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 1 day of April 20 09
 Notary Public _____
 Notary Expiration Date _____
 DOR FORM 82162 (Revised _____)

Signature of Buyer/Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 29 day of March 20 09
 Notary Public _____
 Notary Expiration Date _____



Lot 50, SOUTHFORK UNIT 2, according to the plat thereof, as recorded in Cabinet F, Slide 46, of the Public Records of Pinal, County, Arizona.

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