



RECORDING REQUESTED BY  
Title Security Agency of Pinal County, LLC  
AND WHEN RECORDED MAIL TO:  
FRANK FULLER  
DELANA FULLER  
10326 W. Ironwood Dr.  
CASA GRANDE, AZ 85222

DATE/TIME: 05/07/09 1528  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2009-046242

ESCROW NO.: 01004741 - 010 - CD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

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

Washington Federal Savings  
do/does hereby convey to

Frank Fuller and DeLana Fuller, husband and wife

the following real property situated in Pinal County, ARIZONA:

Lot 67, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder  
of Pinal County, Arizona, recorded in Cabinet E, Slide 10.

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 April 11, 2009

SELLER:

Washington Federal Savings

By: Russell D. Peterson  
Vice President

It's:

SELLER:

Washington Federal Savings

By: Ronald L. McKenzie  
Vice President

It's:

State of Washington }ss:  
County of King

On April 30, 2009, before me,  
THE UNDERSIGNED

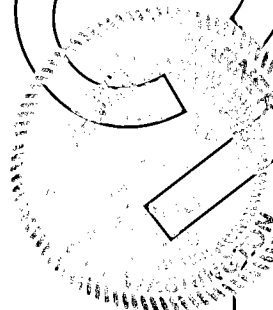
a Notary Public in and for said County and State, personally  
appeared Russell D. Peterson and  
Ronald L. McKenzie

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 by 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.

Signature Judy L. Warner

FOR NOTARY SEAL OR STAMP



RECORDING REQUESTED BY  
Title Security Agency of Pinal County, LLC  
AND WHEN RECORDED MAIL TO:

FRANK FULLER  
DELANA FULLER  
10326 W. Ironwood Drive  
CASA GRANDE, AZ 85222

THIS INSTRUMENT IS BEING RECORDED FOR  
CLARIFICATION PURPOSES ONLY

ESCROW NO.: 01004741-010-CD

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

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

**Washington Federal Savings**

do/does hereby convey to

**Frank Fuller and DeLana Fuller, husband and wife, husband and wife**

the following real property situated in Pinal County, ARIZONA:

**Lot 67, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 10.**

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 April 11, 2009

**SELLER:**

Washington Federal Savings

By: \_\_\_\_\_

It's: \_\_\_\_\_

State of \_\_\_\_\_ }ss:  
County of \_\_\_\_\_

On \_\_\_\_\_, before me,  
THE UNDERSIGNED  
a Notary Public in and for said County and State, personally  
appeared \_\_\_\_\_

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 by 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.

Signature

SELLER:

Washington Federal Savings

By: \_\_\_\_\_

It's: \_\_\_\_\_

FOR NOTARY SEAL OR STAMP

ESCROW NO.: 01004741 - 010 - CD

### Acceptance of Community Property with Right of Survivorship

Frank Fuller and DeLana Fuller, 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 04/29/2009 , and executed by Washington Federal Savings, as Grantors, to Frank Fuller and DeLana Fuller, as Grantees, and which conveys certain premises described as:

Lot 67, of CHAPARRAL ESTATES PHASE I, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 10.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full 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 Full 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 04/29/2009 April 29, 2009

**BUYERS:**

*Frank Fuller*  
\_\_\_\_\_  
Frank Fuller

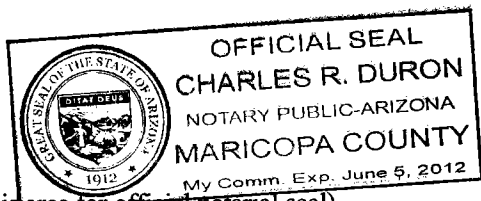
*DeLana Fuller*  
\_\_\_\_\_  
DeLana Fuller

State of ARIZONA  
County of Pinal

}ss:

On May 5 2009 before me, the undersigned, a Notary Public, in and for said County and State,

personally appeared **Frank Fuller and DeLana Fuller**, 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 by 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.



(This area for official notarial seal)

WITNESS my hand and official seal

Signature *Charles R. Duron*

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 509-60-167 0  
 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) \_\_\_\_\_

COUNTY OF RECORDATION: PINAL  
 FEE NO: 2009-046242  
 RECORD DATE: 05/07/09

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  
Washington Federal Savings  
6835 E. Baseline Rd.  
Mesa, AZ 85209  
 3. (a) BUYER'S NAME AND ADDRESS:  
Frank Fuller and DeLana Fuller  
1297 E. McMurray Blvd.  
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: \$ 193,000.00  
 12. DATE OF SALE (Numeric Digits): 3 / 09  
 Month Year  
 (For example: 03 / 05 for March 2005)  
 13. DOWN PAYMENT: \$ 38,600.00

4. ADDRESS OF PROPERTY:  
10326 W. Ironwood Dr., Casa Grande, AZ 85222  
 5. MAIL TAX BILL TO:  
Frank Fuller  
10326 W. Ironwood Dr., Casa Grande, AZ 85222

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: \_\_\_\_\_

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."

6. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: \_\_\_\_\_  
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Washington Federal Savings  
6835 E. Baseline Rd., Mesa, AZ 85209  
 Phone \_\_\_\_\_ Fax: \_\_\_\_\_

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

18. LEGAL DESCRIPTION (attach copy if necessary):  
Lot(s) 67, of Chaparral Estates Phase I

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.

Shirley Marsh  
 Signature of Seller/Agent  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 5th day of May, 2009  
 Notary Public Charles R. Lane  
 Notary Expiration Date \_\_\_\_\_

Frank Fuller  
 Signature of Buyer/Agent  
 State of Arizona, County of Pinal  
 Subscribed and sworn to before me this 5th day of May, 2009  
 Notary Public Charles R. Lane  
 Notary Expiration Date \_\_\_\_\_

