



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

at the request of Lawyers Title of Arizona, Inc.

when recorded mail to
Gordon L. Eastman
1456 E. Sunset Drive
Casa Grande, AZ 85222

DATE/TIME: 05/29/09 1438
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2009-054427

01656441-002-AN3

Builder Special Warranty Deed

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

BEAZER-HOMES SALES ARIZONA INC., a Delaware corporation

do/does hereby convey to

Gordon L. Eastman and Darlene F. Eastman, husband and wife as community property with right of survivorship

the following real property situated in **Pinal**, County, Arizona:

Lot 278. IRONWOOD COMMONS II, according to Cabinet E, Slide 173, records of Pinal County, Arizona.

See community property acceptance attached hereto and made a part hereof

SUBJECT TO Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, and restrictions 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.

Effective on the 22nd day of May, 2009

SEE ATTACHED FOR SIGNATURE AND-NOTARY

STATE OF ARIZONA

County of MARICOPA

} SS

01656441-002-AN3

Community Property with Right of Survivorship Acceptance

THAT CERTAIN DEED DATED May 22, 2009, Wherein
BEAZER HOMES SALES ARIZONA INC., a Delaware corporation

as Grantors, convey to
Gordon L. Eastman and Darlene F. Eastman, husband and wife

as community property with right of survivorship, the property legally described as:

Lot 278, **IRONWOOD COMMONS II**, according to **Cabinet E, Slide 173**, records of Pinal County, Arizona.

is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as community property with right of survivorship.

Effective on the 22nd day of May, 2009



Gordon L. Eastman



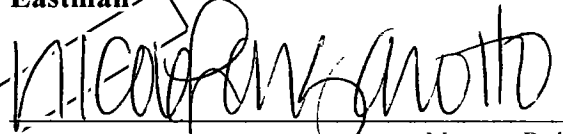
Darlene F. Eastman

STATE OF ARIZONA

County of Maricopa

ss:

This instrument was acknowledged before me
this 22nd day of May, 2009 by
**Gordon L. Eastman and Darlene F.
Eastman**



Notary Public

My commission will expire at 10/2009



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel 505-78-68308
 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. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2009-054427
 RECORD DATE: 05/29/09
 (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
Beazer Homes Sales, Inc.
1621 W. Rio Salado Pkwy, #103
Tempe, AZ 85281
 3. (a) BUYER'S NAME AND ADDRESS
Gordon L. Eastman
9452 Telephone Rd., #134
Ventura, CA 93004
 (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: \$ 105,698.00
 12. DATE OF SALE (Numeric Digits): 02 / 09
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 3700.00

4. ADDRESS OF PROPERTY.
1456 E. Sunset Drive, Casa Grande, AZ 85222
 5. MAIL TAX BILL TO
Gordon L. Eastman
1456 E. Sunset Drive, 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
 c. Assumption of existing loan(s) (2) VA
 (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
 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."

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):
Beazer Homes Sales, Inc.
1621 W. Rio Salado Pkwy, #103
Tempe, AZ 85281 Phone _____

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 278, IRONWOOD COMMONS II, CAB. E, SLIDE 173

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: _____
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 22 day of MAY, 2009
 Notary Public: _____
 Notary Expiration Date: _____

Signature of Buyer/Agent: _____
 State of Arizona, County of _____
 Subscribed and sworn to before me this 22 day of MAY, 2009
 Notary Public: _____
 Notary Expiration Date: _____

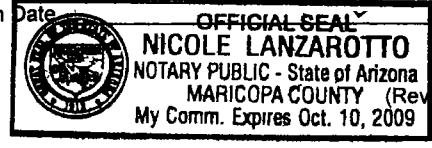


Exhibit A Legal Description

Lot 278, IRONWOOD COMMONS II, according to Cabinet E, Slide 173, records of Pinal County, Arizona.

IRONWOOD COMMONS II