

SECURITY TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLÉ

Recorded at the request of:  
Security Title Agency

When recorded, mail to:  
Owen Heaton, Jr. and Marie E. Heaton  
86 Moulton Avenue  
Buffalo, NY 14223-2018

DATE/TIME: 08/11/09 1456  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2009-082098

Escrow No.: ST09001465-ST66

Space above this line for Recorder's Use

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations,

HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Truste, Series 2006-1

does hereby convey to

Owen Heaton, Jr. and Marie E. Heaton, husband and wife

\*Elena

the following real property situated in Pinal County, Arizona:

Lot 129, REPLAT OF CARTER RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 60.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, 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.

Dated: July 22, 2009

HSBC Bank USA, National Association, as Indenture Trustee of the Fieldstone Mortgage Investment Truste, Series 2006-1

BY:

*Sandra Castille*

Sandra Castille  
Assistant Vice President

LITTON LOAN SERVICING, LP  
ATTORNEY-IN-FACT

*Jan*

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

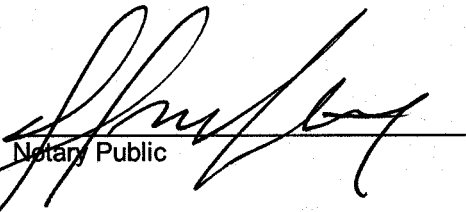
State of TX

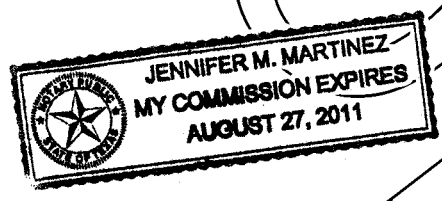
County of Harris

The foregoing document was acknowledged before me this      day of JUL 29 2009

by Sandra Castile

(Seal)

  
Notary Public



*[Large, faint, diagonal watermark text, possibly reading "Sandra Castile"]*

Escrow No.: ST09001465-ST66

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

Owen Heaton, Jr. and Marie Elena Heaton each state that:

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

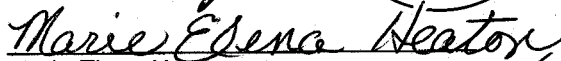
Lot 129, REPLAT OF CARTER RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 60.

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: August 4, 2009

  
Owen Heaton, Jr.

  
Marie Elena Heaton

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY**

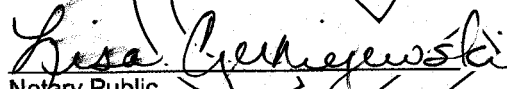
State of NEW YORK

County of ERIE

The foregoing document was acknowledged before me this 5<sup>th</sup> day of AUGUST, 2009  
by Owen Heaton JR AND MARIE ELENA HEATON

(Seal)

LISA CZERNIEJEWSKI  
Notary Public - State of New York  
NO. 01CZ6153377  
Qualified in Erie County  
My Commission Expires 10/2/10

  
Notary Public

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel 204-38-329  
 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: 2009-082098  
 RECORD DATE: 08/11/09

(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  
HSBC Bank USA,  
property address

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

3. (a) BUYER'S NAME AND ADDRESS  
Owen Heaton, Jr., Marie Elena Heaton  
86 Moulton Avenue  
Buffalo, NY 14223-2018

11. SALE PRICE: \$ 69,000 00 **00**

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

12. DATE OF SALE (Numeric Digits) 07 / 09  
 Month Year  
 (For example 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY  
1224 W Wilson Ave, Coolidge, AZ 85228

13. DOWN PAYMENT \$ 13,800 00 **00**

5. MAIL TAX BILL TO  
1224 W Wilson Ave, Coolidge, AZ 85228

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  
 d  Seller Loan (Carryback) f  Other financing, Specify \_\_\_\_\_

86 Moulton Av  
Buffalo, NY 14223-2018

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 \_\_\_\_\_

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

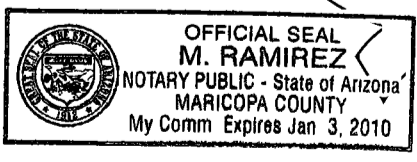
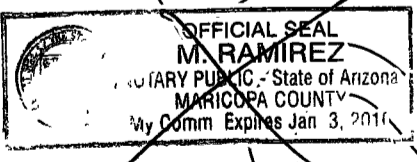
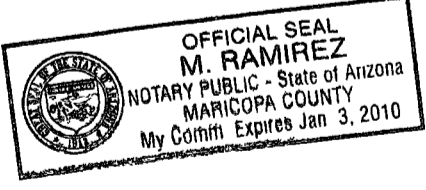
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone)  
 Buyer \_\_\_\_\_  
 Phone \_\_\_\_\_

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 on this 4 day of Aug 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1-3-10

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 14 day of Aug 2009  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date 1-3-10

DOR FORM 82162 (Rev'soc 5/03)



**LEGAL DESCRIPTION  
EXHIBIT "ONE"**

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

Lot 129, REPLAT OF CARTER RANCH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet E, Slide 60.

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