

STEWART TITLE & TRUST OF PHOENIX

RECORDING REQUESTED BY
Stewart Title & Trust of Phoenix, Inc.
AND WHEN RECORDED MAIL TO:

BRIAN WILSON
JUNE B. WILSON
1274 W. DEXTER WAY
QUEEN CREEK, AZ 85243



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 08/12/2009 1439
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2009-082657

112
ESCROW NO.: 09111773 011 CO

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Fannie Mae, A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America

do/does hereby convey to

Brian Wilson and June B. Wilson, Husband and Wife

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

Lot 52, PARCEL 10 AT CIRCLE CROSS RANCH, according to Cabinet F, Slide 107, records of Pinal County, Arizona.

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: August 3, 2009

SELLER:

Fannie Mae A/K/A Federal National Mortgage Association
organized and existing under the laws of the United States of
America

By: Stewart Title Company

Its Attorney in Fact

By: 
CRAIG LEONARD its Assistant Secretary

Escrow No.: 09111773

State of ARIZONA

County of MARICOPA

} SS.

On Aug 6, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared

CRAIG LEONARD as Assistant Secretary of Stewart Title Company as Attorney in Fact for Fannie Mae A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America

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.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

For Notary Seal Or Stamp

ESCROW NO.: 09111773 - 011 - CO

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

THAT CERTAIN DEED DATED August 3, 2009, Wherein

Fannie Mae, A/K/A Federal National Mortgage Association, organized and existing under the laws of the United States of America

as Grantors, convey to

Brian Wilson and June B. Wilson, Husband and Wife

not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 52, PARCEL 10 AT CIRCLE CROSS RANCH, according to Cabinet F, Slide 107, records of Pinal County, Arizona.

Is hereby accepted and approved by the undersigned grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as Tenants in Common.

Dated this August 3, 2009

BUYERS:

[Handwritten signature of Brian Wilson]

Brian Wilson

[Handwritten signature of June B. Wilson]
June B. Wilson

State of ARIZONA
County of MARICOPA

}ss:

On August 4th, 2009, before me, the undersigned, a Notary Public, in and for said County and State, personally appeared Brian Wilson and June B. Wilson, 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

[Handwritten signature of Angela Fritz]

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 210-80-4920
 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) _____ (2) _____ (3) _____ (4) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) County of Recordation: _____
 (b) Docket & Page Number: _____ PINAL COUNTY
 (c) Date of Recording: _____ DATE/TIME: 08/12/2009 1439
 (d) Fee/Recording Number: _____ FEE NUMBER: 2009-082657
 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
Fannie Mae, A/K/A Federal National Mortgage Association,
organized and existing under the laws of the United States of
America
14221 Dallas Parkway, Dallas, TX 75254

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:
Brian Wilson
PO Box 452
Queen Creek, AZ 85242
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

11. SALE PRICE: \$ _____ **153,000.00**
 12. DATE OF SALE (Numeric Digits): 8 / 2009
 Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
1274 West Dexter Way, Queen Creek, AZ 85243
 5. MAIL TAX BILL TO:
Brian Wilson
1274 West Dexter Way, Queen Creek, AZ 85243

13. DOWN PAYMENT: \$ _____ **0.00**
 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

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: N/A

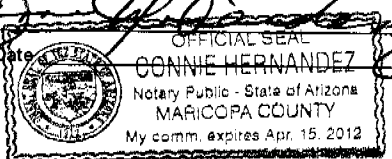
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member." To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: N/A
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Stewart Title & Trust of Phoenix, Inc.
244 W. Osborn Rd Phoenix, AZ 85013
 Phone (602) 462-8151

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(s) 52, of PARCEL 10 CIRCLE CROSS RANCH, Cabinet F, Slide 107

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 12 day of Aug, 2009
 Notary Public Connie Hernandez
 Notary Expiration Date _____


Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 12 day of Aug, 2009
 Notary Public Connie Hernandez
 Notary Expiration Date _____
