



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

Recorded at the request of:
Fidelity National Title Insurance Company

When recoded, mail to:
Samuel and Barbara Fletcher
1725 E. 250 S.
Springville, UT 84663

DATE/TIME: 10/02/09 1525
FEE: \$16.00
PAGES: 4
FEE NUMBER: 2009-102911

Escrow.No.: FT09023868-FT88

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

GMAC Mortgage LLC, FKA GMAC Mortgage Corporation

does hereby convey to

INSURED BY LSI TITLE AGENCY, INC
TITLE ORDER # 070613069

Samuel Fletcher and Barbara Fletcher, husband and wife

the following real property situated in Pinal County, Arizona:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF
Property Address: 43273 W Cowpath Drive, Maricopa, AZ 85238

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: September 22, 2009

GMAC Mortgage LLC, FKA GMAC Mortgage Corporation

By
Its.

Jennifer Hiles
Jennifer Hiles

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of _____

County of _____

The foregoing document was acknowledged before me this ____ day of _____,

by _____

(Seal)

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }
 COUNTY OF Orange } SS

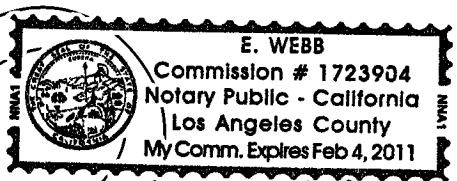
On 9/23/09, before me, E. WEBB
 personally appeared Jennifer Hiles

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraphs is true and correct.

WITNESS my hand and official seal.

Signature E. Webb



This area for official notarial seal.

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 9/22/09 Number of Pages: one

Signer(s) other than named above none

CAPACITY(IES) CLAIMED BY SIGNER(S)

- INDIVIDUAL
- CORPORATE OFFICER(S)
 TITLE(S) _____
- PARTNER(S)- LIMITED
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER _____

Right Thumbprint Of Signer
Top of thumb here

- INDIVIDUAL
- CORPORATE OFFICER(S)
 TITLE(S) _____
- PARTNER(S)- LIMITED
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER _____

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

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

Samuel Fletcher and Barbara Fletcher each state that:

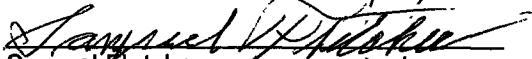
They have offered to purchase the real property situated in Pinal County described as follows:

SEE EXHIBIT "ONE" ATTACHED HERETO AND MADE A PART HEREOF

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: September 28, 2009


Samuel Fletcher


Barbara Fletcher

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of Utah

County of Utah

The foregoing document was acknowledged before me this 29th day of September, 2009.

by Samuel & Barbara Fletcher

(Seal)


Notary Public

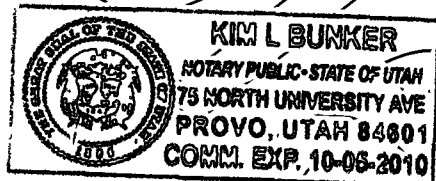


EXHIBIT "ONE"

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

LOT 484, SENITA UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 98.

APN: 512-38-48409

HomeLife

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512-38-48409
 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) _____

2. SELLER'S NAME AND ADDRESS:
GMAC Mortgage LLC,
1100 Virginia Drive
Ft Washington, PA, 19034

3. (a) BUYER'S NAME AND ADDRESS:
Samuel Fletcher, Barbara Fletcher
1725 E 250 S
Springville, UT 84663

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

4. ADDRESS OF PROPERTY:
43273 W Cowpath Drive, Maricopa, AZ 85238

5. MAIL TAX BILL TO:
Samuel G. + Barbara J. Fletcher
1725 E. 250 South
Springville, UT 84663

6. PROPERTY TYPE (for Primary Parcel) NOTE: Check Only One Box

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use: Specify _____
e. <input type="checkbox"/> 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."

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

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 AZ County of Maricopa
 Subscribed and sworn to before me on this 30 day of SEPT 2009
 Notary Public _____
 Notary Expiration Date 7/18/2011

DOR FORM 82162 (Revised 5/03)



9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) County of _____
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2009-102911
 RECORD DATE: 10/02/09
 (e) ASSESSOR _____ (f) DOR _____
ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

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: \$ 65,000.00 **00**

12. DATE OF SALE (Numeric Digits): 9/09
 Month Year
 (For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 65,000.00 **00**

14. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input checked="" type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> Other financing, Specify _____

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):
 Buyer _____

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer/Agent _____
 State of Utah County of Utah
 Subscribed and sworn to before me on this 27th day of September 2009
 Notary Public _____
 Notary Expiration Date 10/5/2010

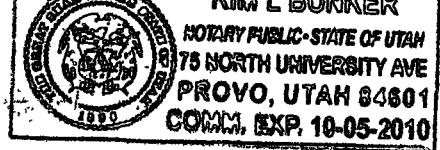


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WORLDWIDE