

SECURITY AGENCY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Recorded at the request of:
Security Title Agency

When recorded, mail to:
Stephen Swerdloff and Phyllis Montgomery
528 W. Reeves Avenue
San Tan Valley, AZ 85140

DATE/TIME: 10/09/09 1509
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2009-105233

Escrow No.: ST09007509-ST66

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

Fulton Homes Sales Corporation, an Arizona Corporation

does hereby convey to

Stephen J. Swerdloff and Phyllis R. Montgomery, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 655, IRONWOOD CROSSING UNIT-1, according to the plat thereof, as recorded in Plat Book H, Page(s) 11, of the Public Records of Pinal, County, Arizona.

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: October 5, 2009

Fulton Homes Sales Corporation, an Arizona Corporation

BY: 

ITS: Authorized Signer

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of AZ

County of Maricopa

The foregoing document was acknowledged before me this 6th day of Oct, 2009.

by Katharine Barnes, authorized signer for Fulton Homes Sales Corporation, an Arizona corporation

(Seal)



Notary Public

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

Stephen J. Swerdloff and Phyllis R. Montgomery each state that:

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

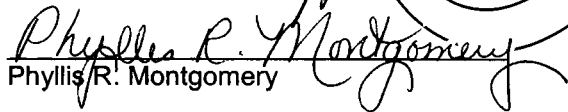
Lot 655, IRONWOOD CROSSING UNIT 1, according to the plat thereof, as recorded in Plat Book H, Page(s) 11, of the Public Records of Pinal County, Arizona.

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: October 5, 2009


Stephen J. Swerdloff


Phyllis R. Montgomery

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

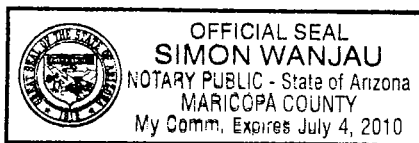
State of AZ

County of Maricopa

The foregoing document was acknowledged before me this 6th day of Oct, 2009.

by Stephen J. Swerdloff and Phyllis R. Montgomery

(Seal)




Notary Public

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)</p> <p>Primary Parcel: <u>109-18-65509</u></p> <p style="text-align: center;">BOOK MAP PARCEL SPLIT LETTER</p> <p>Does this sale include any parcels that are being split/divided? Check one. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p>How many parcels, other than the Primary Parcel, are included in this sale? Please list the additional parcels below (no more than four):</p> <p>(1) _____ (3) _____ (2) _____ (4) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller</p> <p style="text-align: right;">COUNTY OF RECORDATION: FINAL FEE NO: <u>2009-105233</u> RECORD DATE: <u>10/09/09</u></p> <p>(e) ASSESSOR _____ (f) DOR _____</p> <p>ASSESSOR'S USE ONLY</p> <p>Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____</p>
<p>2. SELLER'S NAME AND ADDRESS:</p> <p><u>Fulton Homes Sales Corporation, an Arizona Corporation</u> <u>9140 S. Kyrene Road, Ste 202</u> <u>Tempe, AZ 85284</u></p>	<p>10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):</p> <p>a. <input type="checkbox"/> Warranty Deed d. <input type="checkbox"/> Contract or Agreement b. <input checked="" type="checkbox"/> Special Warranty Deed e. <input type="checkbox"/> Quit Claim Deed c. <input type="checkbox"/> Joint Tenancy Deed f. <input type="checkbox"/> Other:</p>
<p>3. (a) BUYER'S NAME AND ADDRESS:</p> <p><u>Stephen J. Swerdloff and Phyllis R. Montgomery</u> <u>637 E. Payton Circle</u> <u>Queen Creek, AZ 85240</u></p> <p>(b) Are the Buyer and Seller related? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If Yes, state relationship: _____</p>	<p>11. SALE PRICE: \$ <u>180,077.00</u></p> <p>12. DATE OF SALE (Numeric Digits): <u>4</u> / <u>2009</u> Month Year (For example: 03/05 for March 2005)</p> <p>13. DOWN PAYMENT: \$ <u>-5,923.00</u></p>
<p>4. ADDRESS OF PROPERTY: <u>528 W. Reeves Avenue</u> <u>Queen Creek, AZ 85140</u></p>	<p>14. METHOD OF FINANCING:</p> <p>a. <input type="checkbox"/> Cash (100% of Sale Price) e. <input checked="" type="checkbox"/> New Loan(s) from b. <input type="checkbox"/> Exchange or trade Financial Institution: c. <input type="checkbox"/> Assumption of existing loan 1) <input type="checkbox"/> Conventional d. <input type="checkbox"/> Seller Loan (Carryback) 2) <input checked="" type="checkbox"/> VA f. <input type="checkbox"/> Other financing; Specify: _____</p>
<p>5. MAIL TAX BILL TO: <u>Stephen Swerdloff + Phyllis Montgomery</u> <u>528 W. Reeves Avenue</u> <u>San Tan Valley, AZ 85140</u></p>	<p>15. PERSONAL PROPERTY (see reverse side for definition)</p> <p>(a) Did the Sale Price in item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No <input checked="" type="checkbox"/></p> <p>(b) If Yes, provide the dollar amount of the Personal Property: \$ _____ AND briefly describe the Personal Property: _____</p>
<p>6. PROPERTY TYPE (for Primary Parcel) NOTE: Check Only One Box</p> <p>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</p>	<p>16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____</p>
<p>7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in item 6 Above, please check one of the following:</p> <p><input checked="" type="checkbox"/> To be occupied by owner or "family member." <input type="checkbox"/> To be rented to someone Other than "family member"</p> <p>See reverse side for definition of a "family member."</p>	<p>17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone): Buyer _____</p>
<p>8. NUMBER OF UNITS: _____ For Apartment Properties, Motels, Hotels Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.</p>	<p>18. LEGAL DESCRIPTION (attach copy if necessary): SEE ATTACHED LEGAL DESCRIPTION</p>
<p style="text-align: center;">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.</p>	
<p>Signature of Seller/Agent: _____ State of <u>Arizona</u> County of <u>Maricopa</u></p> <p>Subscribed and sworn to before me this <u>6th</u> day of <u>Oct</u>, 20<u>09</u></p> <p>Notary Public: _____ Notary Expiration Date: <u>7/4/2010</u></p>	<p>Signature of Buyer/Agent: _____ State of <u>Arizona</u> County of <u>Maricopa</u></p> <p>Subscribed and sworn to before me this <u>6th</u> day of <u>Oct</u>, 20<u>09</u></p> <p>Notary Public: _____ Notary Expiration Date: <u>7/4/2010</u></p>

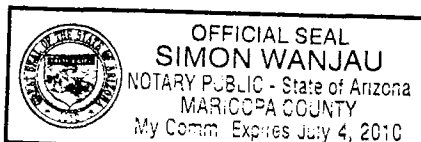


EXHIBIT "ONE"

Lot 655, IRONWOOD CROSSING UNIT 1, according to the plat thereof, as recorded in Plat Book H, Page(s) 11,
of the Public Records of Pinal County, Arizona.

Ironwood Crossing