

SECURITY TITLE AGENCY

Recorded at the request of:  
Security Title Agency

When recoded, mail to:  
Michael C. Baker and Lindsay K. Baker  
129 West Reeves Avenue  
San Tan Valley, AZ 85140



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

DATE/TIME: 10/26/09 1526  
FEE: \$16.00  
PAGES: 3  
FEE NUMBER: 2009-110851

Escrow No.: ST09009311-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

Michael C. Baker and Lindsay K. Baker, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 426, IRONWOOD CROSSING - UNIT 1, according to the plat thereof, as recorded in Cabinet H, Slide 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.

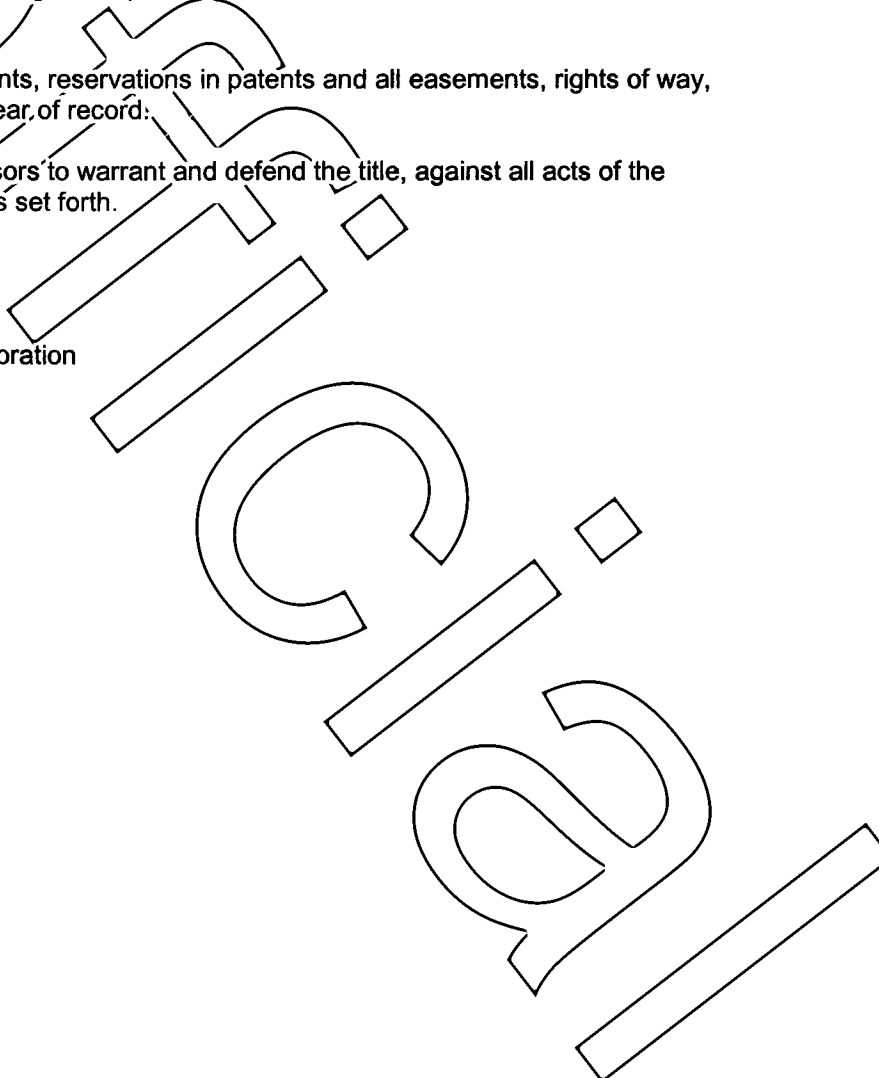
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: October 7, 2009

Fulton Homes Sales Corporation, an Arizona Corporation

BY:  10/21/09

ITS: Authorized Signer



NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

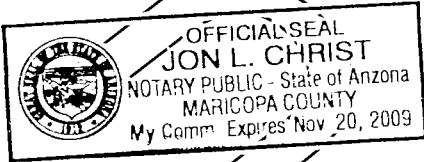
State of Arizona

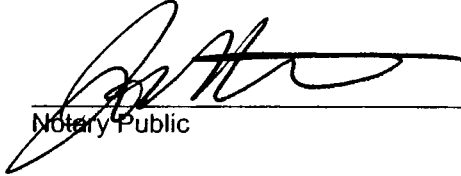
County of Maricopa

The foregoing document was acknowledged before me this 21st day of October, 2009,

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

(Seal)



  
\_\_\_\_\_  
Notary Public

OFFICIAL SEAL

Escrow No.: ST09009311-ST66

### ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Michael C. Baker and Lindsay K. Baker each state that:

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

Lot 426, IRONWOOD CROSSING - UNIT 1, according to the plat thereof, as recorded in Cabinet H, Slide 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 7, 2009

[Signature]  
Michael C. Baker

[Signature]  
Lindsay K. Baker

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

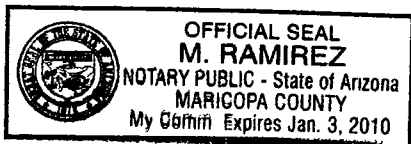
State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 21 day of Oct-2009

by Michael C. Baker and Lindsay K. Baker

(Seal)



[Signature]  
Notary Public  
1-3-10

# AFFIDAVIT OF PROPERTY VALUE

**1 ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**

Primary Parcel 109-18-426

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

(a) County of Recordation \_\_\_\_\_

**COUNTY OF RECORDATION: PINAL**  
**FEE NO: 2009-110851**  
**RECORD DATE: 10/26/09**

(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**

Fulton Homes Sales Corporation, an Arizona Corporation  
9140 S Kyrene Road, Ste 202  
Tempe, AZ 85284

**3 (a) BUYER'S NAME AND ADDRESS**

Michael C Baker and Lindsay K Baker  
1940 South 80th Place  
Mesa, AZ 85209

(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: \$ 120,317.00**

**12 DATE OF SALE (Numenc Digits) 10 / 2009**  
 Month Year  
 (For example 03/05 for March 2005)

**13 DOWN PAYMENT: \$ 2,186.00**

**4 ADDRESS OF PROPERTY:**  
129 West Reeves Avenue  
Queen Creek, AZ 85240

**5 MAIL TAX BILL TO Michael & Lindsay Baker**  
129 West Reeves Avenue  
San Tan Valley, AZ 85140

**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 2)  VA  
 d  Seller Loan (Carryback) 3)  FHA  
 f  Other financing Specify \_\_\_\_\_

**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 **XX**

(b) If Yes, provide the dollar amount of the Personal Property \$ \_\_\_\_\_ 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 \_\_\_\_\_

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

**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] 10/21/09  
 Signature of Seller/Agent  
 State of Arizona County of Maricopa

Subscribed and sworn to before me this 21 day of October 2009

[Signature]  
 Notary Public  
 Notary Expiration Date 11-20-09

**18 LEGAL DESCRIPTION (attach copy if necessary)\***

**SEE ATTACHED LEGAL DESCRIPTION**

[Signature]  
 Signature of Buyer/Agent  
 State of Arizona County of Maricopa

Subscribed and sworn to before me this 21 day of October 2009

[Signature]  
 Notary Public  
 Notary Expiration Date 11-20-09

**EXHIBIT A**

Lot 426, IRONWOOD CROSSING - UNIT 1, according to the plat thereof, as recorded in Cabinet H, Slide 11, of the Public Records of Pinal, County, Arizona.

