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SECURITY TITLE AGENCY

Recorded at the request of:
Security Title Agency

When recoded, mail to:
Ashley M. Leeson
299 West Reeves Avenue
San Tan Valley, AZ 85140



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE**

DATE/TIME: 11/19/09 1514
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2009-120207

Escrow No.: ST09012844-ST66

SPECIAL WARRANTY DEED

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

Fulton Homes Sales Corporation, an Arizona Corporation

does hereby convey to

Ashley M. Leeson, a single woman

the following real property situated in Pinal County, Arizona:

Lot 439, IRONWOOD CROSSING UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, recorded in Cabinet H, Slide 11.

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: November 11, 2009

Fulton Homes Sales Corporation, an Arizona Corporation

BY: [Signature] 11/13/09

ITS: Authorized Signer

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 13th day of November, 2009.

by Katharine Barnes, Authorized Signer for Fulton Homes Sales Corporation,
an Arizona corporation

(Seal)




Notary Public

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)</p> <p>Primary Parcel: <u>109-18-439</u></p> <p>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 leave blank</p> <p>COUNTY OF RECORDATION: <u>PINAL</u></p> <p>FEE NO: <u>2009-120207</u></p> <p>RECORD DATE: <u>11/19/09</u></p> <p>Validation Codes: (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p>ASSESSOR'S USE ONLY</p> <p>Verify Primary Parcel in Item 1: Use Code: _____ Full Cash Value: \$ _____</p>
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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:

Ashley M. Leeson
3657 E. Caleb Way
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:
299 West Reeves Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:
Ashley M. Leeson
299 West Reeves Avenue
San Tan Valley, AZ 85140

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."

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

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: _____

11. SALE PRICE: \$ 135,000.00

12. DATE OF SALE (Numeric Digits): 11 / 2009
Month Year
(For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 2,446.00

14. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" 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	2) <input type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	3) <input checked="" 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: \$ _____ 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 _____

18. LEGAL DESCRIPTION (attach copy if necessary):

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.

<p>Signature of Seller/Agent <u>[Signature]</u> <u>11/13/09</u></p> <p>State of <u>Arizona</u> County of <u>Maricopa</u></p> <p>Subscribed and sworn to before me this <u>13th</u> day of <u>NOV</u> 2009</p> <p>Notary Public <u>[Signature]</u></p> <p>Notary Expiration Date <u>11-20-09</u></p>	<p>Signature of Buyer/Agent <u>[Signature]</u></p> <p>State of <u>Arizona</u> County of <u>Maricopa</u></p> <p>Subscribed and sworn to before me this <u>16th</u> day of <u>NOV</u> 2009</p> <p>Notary Public <u>[Signature]</u></p> <p>Notary Expiration Date <u>11-20-09</u></p>
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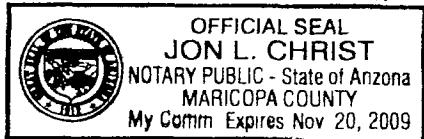


EXHIBIT A

Lot 439, IRONWOOD CROSSING UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, recorded in Cabinet H, Slide 11.