

Title, Security Agency  
of Pinal County, L.L.C.



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

**RECORDING REQUESTED BY  
Magnus Title Agency**

**AND WHEN RECORDED MAIL TO:**

**CHARLES R SHUMWAY, TRUSTEE  
1105 E SORENSON ST  
MESA, AZ 85203**

DATE/TIME: 01/14/2010 947  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2010-003471



ESCROW NO.: 02-04009062 - 737 - MJE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, the undersigned **Taylor Bean & Whitaker Mortgage Corp, a Florida Corporation**, do/does hereby convey to **Charles R Shumway, Trustee, of the Charles and Carmen Shumway Truste Dated Sept. 7, 1993**, the following real property situated in Pinal County, **ARIZONA**:

Lot 31, of **PARK HOMES**, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C of Maps, Slide 141.

**SUBJECT TO:** Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens covenants, restrictions, obligations, and liabilities as may appear of record.

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

Dated **January 6, 2010**

**ACCEPTED AND APPROVED:**

**SELLERS:**

Taylor Bean & Whitaker Mortgage Corp

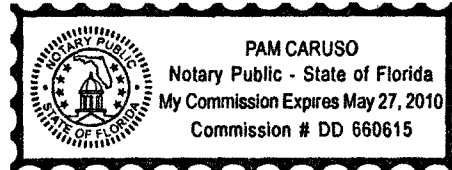
by: Joe Ellis, Director of REO Contract  
Negotiations

By: Clay Lehman, Director- REO

SPWARRANT

State of Florida } ss:  
County of Marion  
On January 4, 2010, before  
me, The Undersigned,  
a Notary Public in and for said County and State,  
personally appeared Taylor Bean & Whitaker Mortgage  
Corp., a Florida Corporation, by: Joe Ellis, Director of  
REO Contract Negotiations and  
by: Clay Lehman, Director-REO

FOR NOTARY SEAL OR STAMP



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.

WITNESS my hand and official seal.

Signature: Pam Caruso

# AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 204-36-03105  
 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. COUNTY OF RECORDATION: PINAL  
 FEE NO: 2010-003471  
 RECORD DATE: 01/14/2010  
 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  
Taylor Bean & Whitaker Mortgage Corp  
315 NE 14th St  
Ocala, Florida 34470

3. (a) BUYER'S NAME AND ADDRESS:  
Charles R Shumway, Trustee  
1105 E Sorenson St  
Mesa, AZ 85203

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

4. ADDRESS OF PROPERTY:  
603 S 12th St, Coolidge, AZ 85128

5. MAIL TAX BILL TO:  
Charles R Shumway, Trustee  
603 S 12th St, Coolidge, AZ 85128

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

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.

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: \$ 52,000.00

12. DATE OF SALE (Numeric Digits): January / 2010  
 Month Year  
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 52,000.00

14. METHOD OF FINANCING:  
 a. ☒ Cash (100% of Sale Price)  
 b. ☐ Exchange or Trade  
 c. ☐ Assumption of existing loan(s)  
 d. ☐ Seller Loan (Carryback)  
 e. ☐ New loan(s) from financial institution:  
 (1) ☐ Conventional  
 (2) ☐ VA  
 (3) ☐ FHA  
 f. ☐ 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):  
Magnus Title Agency  
6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251  
 Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary):  
 Lot(s) 31, of Park Homes, Cabinet C, Slide 141

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 13 day of JAN, 2010  
 Notary Public Vicki M Compton  
 Notary Expiration Date 6-24-12

Signature of Buyer/Agent Charles R Shumway  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me this 13 day of JAN, 2010  
 Notary Public C. Bartz  
 Notary Expiration Date 7/31/2013



VICKI M. COMPTON  
 Notary Public - Arizona  
 Maricopa County  
 Expires 06/24/2012



C BARTZ  
 Notary Public—Arizona  
 Maricopa County  
 Expires 07/31/2013