

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

Recorded at the request of:
Security Title Agency

When recorded, mail to:
Fulton Homes Sales Corporation
9140 South Kyrene Road, Suite 202
Tempe, AZ 85284

DATE/TIME: 02/09/2010 1454
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2010-012366

Escrow No.: ST09012438-ST66

1/4

SPECIAL WARRANTY DEED

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

Fulton Homes Corporation, an Arizona Corporation

does hereby convey to

Fulton Homes Sales Corporation, an Arizona Corporation

the following real property situated in Pinal County, Arizona:

Lot 383, IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 011, 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: February 5, 2010

Fulton Homes Corporation, an Arizona Corporation

BY:  02/08/10

ITS: Authorized Signer

FILED
2010
02
08
10

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona


County of Maricopa

The foregoing document was acknowledged before me this 8th day of Feb, 2010.

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

(Seal)





Notary Public

(Large diagonal watermark text: OFFICIAL SEAL)

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)</p> <p>Primary Parcel: <u>109-18-3830</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 leave blank</p> <p>(a) County of Recordation: _____</p> <p>(b) Docket & Page Number: <u>PINAL COUNTY</u></p> <p>(c) Date of Recording: <u>DATE/TIME: 02/09/2010 1454</u></p> <p>(d) Fee/Recording Number: <u>FEE NUMBER: 2010-012366</u></p> <p>Validation Codes:</p> <p>(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>
--	---

2. SELLER'S NAME AND ADDRESS:

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

3. (a) BUYER'S NAME AND ADDRESS:

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

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

4. ADDRESS OF PROPERTY:
163 West Dragon Tree Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:
Fulton Homes Sales Corporation, an Arizona Corporation
9140 South Kyrene Road, Ste 202
Tempe, AZ 85284

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.

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: \$ 114,390.88

12. DATE OF SALE (Numeric Digits): 2 / 2010
Month Year
(For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 114,390.88

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 checked="" 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 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: \$ _____ 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):
SEE ATTACHED LEGAL DESCRIPTION

Signature of Seller/Agent: _____ Date: 02/08/10
State of Arizona County of Maricopa

Subscribed and sworn to before me this 8th day of FEB, 2010

Notary Public: _____
Notary Expiration Date: 11-20-13

Signature of Buyer/Agent: _____ Date: 02/08/10
State of Arizona County of Maricopa

Subscribed and sworn to before me this 8th day of FEB, 2010

Notary Public: _____
Notary Expiration Date: 11-20-13



EXHIBIT A

Lot 383, IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 011, records of Pinal County, Arizona.

IRONWOOD CROSSING