

3/4 Security Title Agency



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

Recorded at the request of:
Security Title Agency

When recorded, mail to:
David E. Croom and Lynn A. Croom
523 West Dragon Tree Avenue
Queen Creek, AZ 85140

DATE/TIME: 04/30/2010 1426
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2010-041666

Escrow No.: ST09017441-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

David E. Croom and Lynn A. Croom, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 588, IRONWOOD CROSSING UNIT 1, according to Cabinet H, Slide 11, 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.

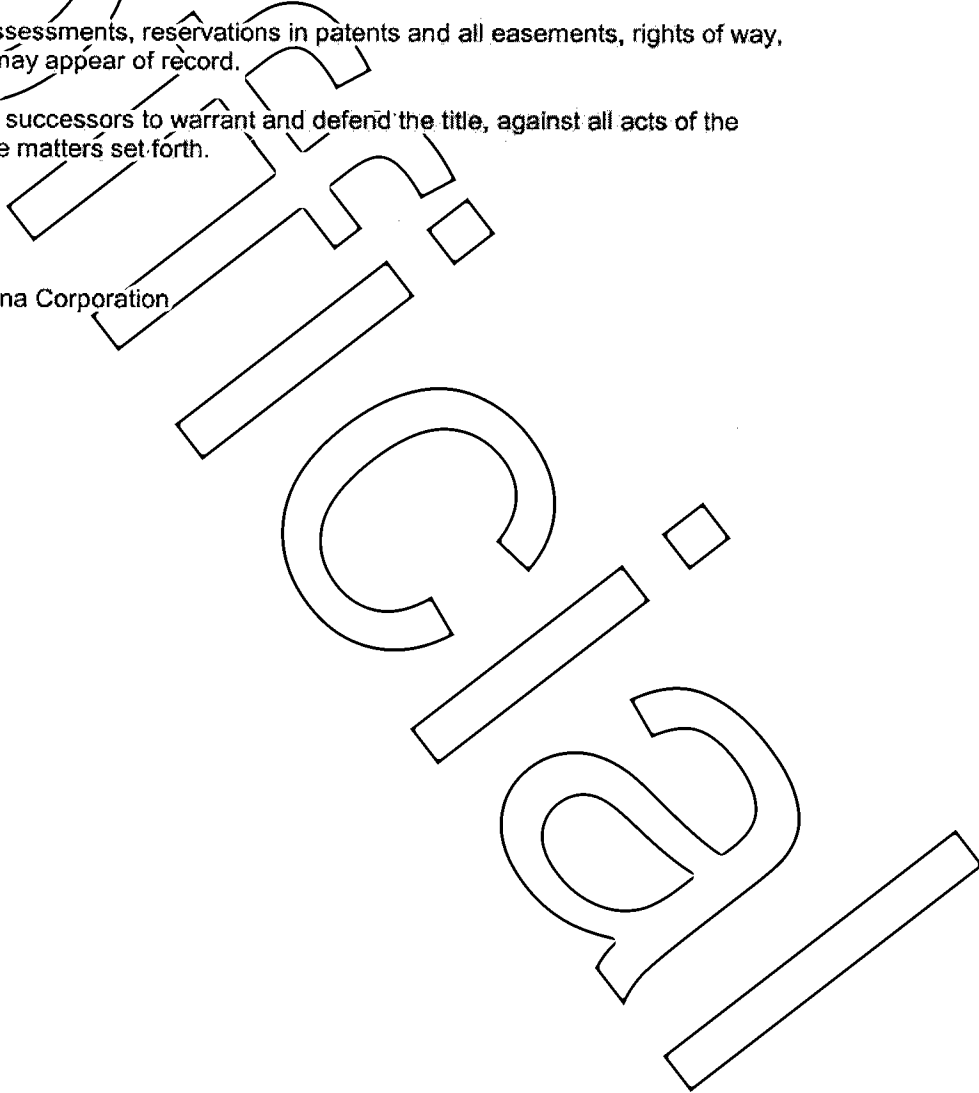
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: April 29, 2010

Fulton Homes Sales Corporation, an Arizona Corporation

BY: [Signature] 04/29/10

ITS: Authorized Signer



NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 29th day of April, 2010,

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

(Seal)




Notary Public

(Large diagonal watermark text, likely "Fulton Homes Sales")

Escrow No.: ST09017441-ST66

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

David E. Croom and Lynn A. Croom each state that:

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

Lot 588, IRONWOOD CROSSING UNIT 1, according to Cabinet H, Slide 11, 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: April 29, 2010

David E. Croom

David E. Croom

Lynn A. Croom

Lynn A. Croom

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of AZ

County of Maricopa

The foregoing document was acknowledged before me this 29th day of April, 2010.

by David E. Croom and Lynn A. Croom

(Seal)



CHARLES CAMENZIND
Notary Public—Arizona
Maricopa County
Expires 12/01/2012

[Signature]
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 109-18-58801
 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: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 04/30/2010 1426
 (c) Date of Recording: FEE NUMBER: 2010-041666
 (d) Fee/Recording Number: _____

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:

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

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

David E. Croom and Lynn A. Croom
1097 W. Heather Avenue
Gilbert, AZ 85233

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

4. ADDRESS OF PROPERTY:
523 W. Dragon Tree Avenue
Queen Creek, AZ 85140

5. MAIL TAX BILL TO:
David E. Croom and Lynn A. Croom
523 W. Dragon Tree Avenue
Queen Creek, AZ 85140

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: \$ 224,366.00

12. DATE OF SALE (Numeric Digits): 4 / 2010
 Month Year
 (For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 6,366.00

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

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."

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

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 [Signature] County of Maricopa
 State of Arizona

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

Subscribed and sworn to before me this 29th day of April, 2010

Notary Public [Signature]

Notary Expiration Date 11-20-13

Subscribed and sworn to before me this 29th day of April, 2010

Notary Public [Signature]

Notary Expiration Date 11-20-13

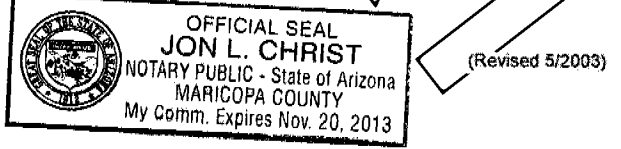
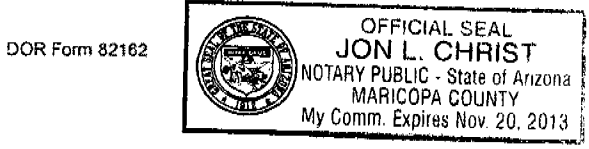


EXHIBIT A

Lot 588, IRONWOOD CROSSING UNIT 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona.

IRONWOOD CROSSING