



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

RECORDING REQUESTED BY  
Guaranty Title Agency  
AND WHEN RECORDED MAIL TO:

TIMOTHY CARL  
ANDREA L CARL  
3313 W. YELLOW PEAK DR.  
QUEEN CREEK, AZ 85142

DATE/TIME: 05/03/2010 1543  
FEE: \$16.00  
PAGES: 6  
FEE NUMBER: 2010-042427

ESCROW NO.: 46500312 - 046 - KN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

Do/does hereby convey to

**Andrea L. Carl and Timothy Carl, Wife and Husband**

The following real property situated in Pinal County, Arizona:

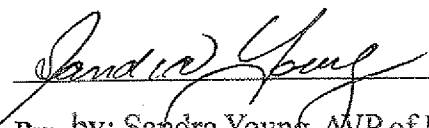
See Exhibit A attached hereto and made a part hereof.

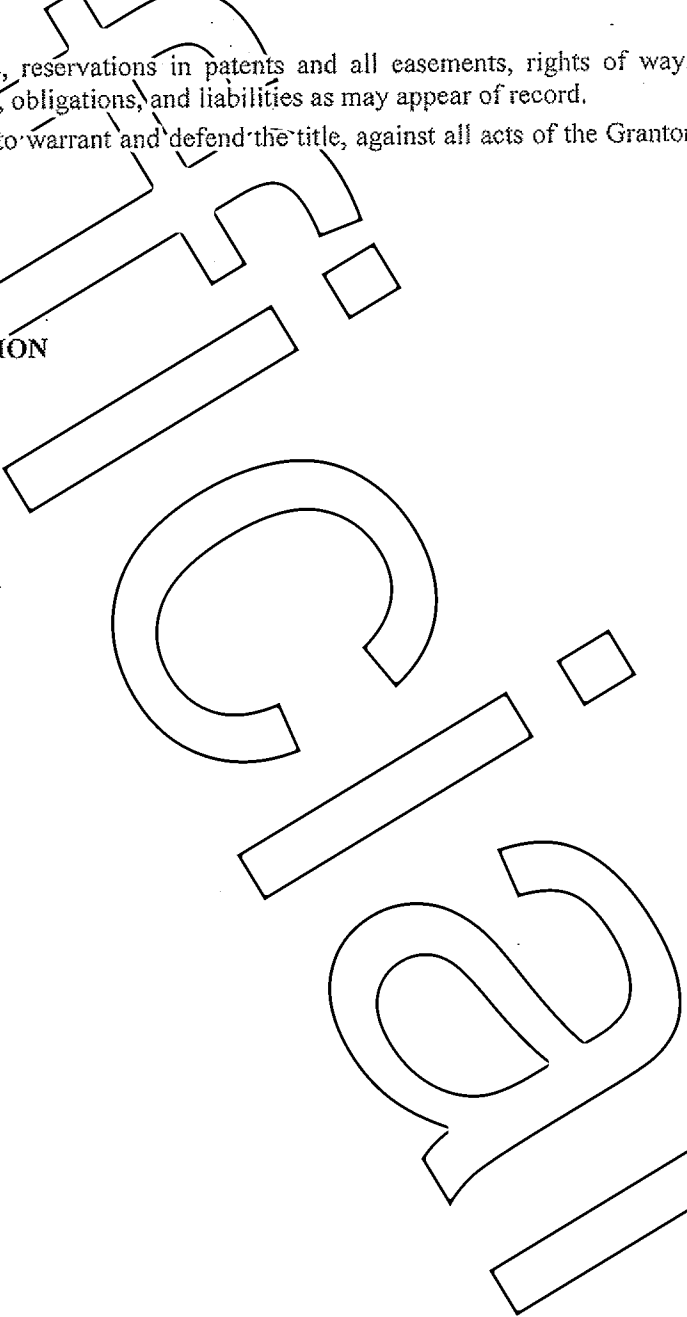
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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 this 15th day of March, 2010.

**FEDERAL NATIONAL MORTGAGE ASSOCIATION**

  
By: by: Sandra Young, MVP of LPS Lender  
Processing Services as Attorney in Fact  
Its: \_\_\_\_\_



Escrow: 46500312-046-KN

State of \_\_\_\_\_  
County of \_\_\_\_\_

ss:

This Instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by

\_\_\_\_\_ as,

\_\_\_\_\_ of

FEDERAL NATIONAL MORTGAGE ASSOCIATION

*[Signature]*  
\_\_\_\_\_  
Notary Public

My commission will expire \_\_\_\_\_

*[Large diagonal watermark text: ORIGINAL]*

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA  
COUNTY OF Orange } SS

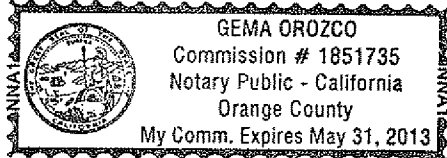
Gema Orozco

On 3-29-10, before me, \_\_\_\_\_  
personally appeared Sandra Young  
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Gema Orozco



This area for official notarial seal.

OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) other than named above \_\_\_\_\_

CAPACITY(IES) CLAIMED BY SIGNER(S)

INDIVIDUAL

CORPORATE OFFICER(S)

TITLE(S) \_\_\_\_\_

PARTNER(S)-  LIMITED  
 GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN OR CONSERVATOR

OTHER \_\_\_\_\_

Right Thumbprint  
Of Signer  
Top of thumb here

INDIVIDUAL

CORPORATE OFFICER(S)

TITLE(S) \_\_\_\_\_

PARTNER(S)-  LIMITED  
 GENERAL

ATTORNEY-IN-FACT

TRUSTEE(S)

GUARDIAN OR CONSERVATOR

OTHER \_\_\_\_\_

Right Thumbprint  
of Signer  
Top of thumb here

SIGNER IS REPRESENTING:

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 49, OF SAN-TAN HEIGHTS PARCEL D, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 191.

BOBBS.

RECORDING REQUESTED BY  
Guaranty Title Agency  
AND WHEN RECORDED MAIL TO:

Andrea Carl  
Timothy Carl  
3313 W. Yellow Peak Dr.  
Queen Creek, AZ 85142

ESCROW NO.: 46500312-046-KN

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Acceptance of Community Property with Right of Survivorship**

Andrea L. Carl and Timothy Carl, Wife and Husband each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated March 15, 2010, and executed by FEDERAL NATIONAL MORTGAGE ASSOCIATION, as Grantors, to Timothy Carl and Andrea L. Carl, as Grantees, and which conveys certain premises described as:

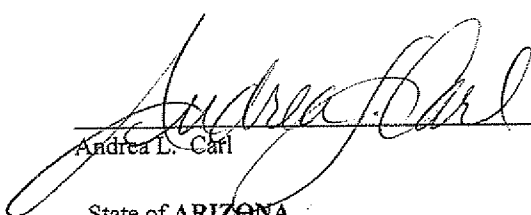
See Exhibit A attached hereto and made a part hereof.

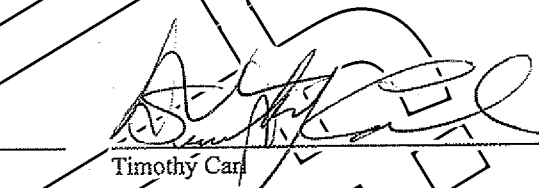
To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated April 29, 2010

BUYERS:


  
\_\_\_\_\_  
Andrea L. Carl

  
\_\_\_\_\_  
Timothy Carl

State of ARIZONA  
County of MARICOPA

} SS

This instrument was acknowledged before me this  
29 of April, 2010 by Andrea L. Carl and  
Timothy Carl.

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

My commission will expire 12-31-10



MICHAEL J. CANTIN  
Notary Public - Arizona  
Maricopa County  
Expires 12/31/2012

Acceptor

LEGAL DESCRIPTION

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BLANKS

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 509-02-843  
 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: \_\_\_\_\_  
 (c) Date of Recording: DATE/TIME: 05/03/2010 1543  
 (d) Fee / Recording Number: FEE NUMBER: 2010-042427  
 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:  
FEDERAL NATIONAL MORTGAGE ASSOCIATION  
14221 Dallas Parkway, Suite 1000, Dallas, TX 75254

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:

3. (a) BUYER'S NAME AND ADDRESS:  
Timothy Carl and Andrea L. Carl  
1697 E. Carob Dr.  
Chandler, AZ 85286  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

11. SALE PRICE: \$ 90,000.00  
 12. DATE OF SALE (Numeric Digits): 04 / 10  
 Month Year  
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:  
3313 W. Yellow Peak Dr., Queen Creek, AZ 85142

13. DOWN PAYMENT: \$ 1,000.00  
 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: \_\_\_\_\_

5. MAIL TAX BILL TO:  
Timothy Carl and Andrea L. Carl  
3313 W. Yellow Peak Dr., Queen Creek, AZ 85142

6. PROPERTY TYPE (for Primary Parcel): (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

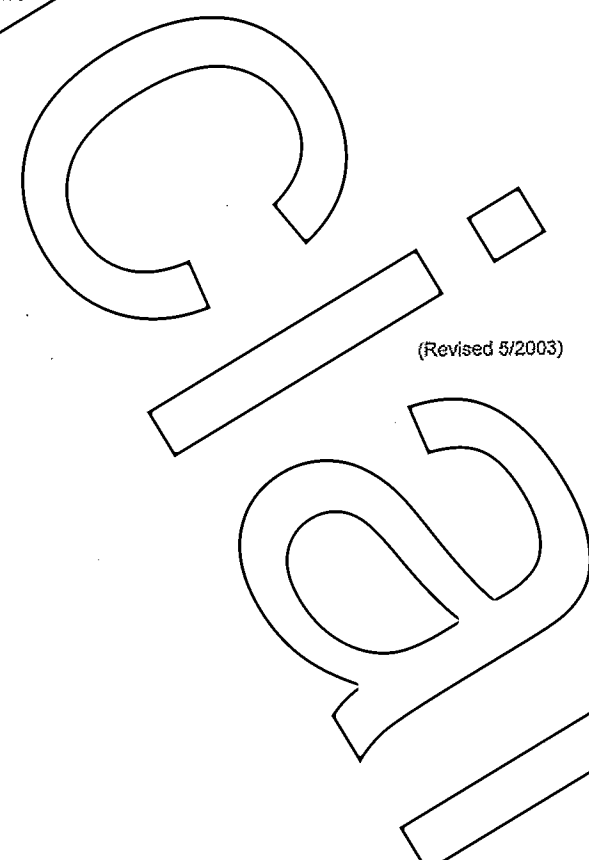
15. PERSONAL PROPERTY (see reverse side for definition):  
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes  No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ 00 AND  
 briefly describe the Personal Property: \_\_\_\_\_

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):  
Guaranty Title Agency  
7740 N. 16th Street, Suite 150, Phoenix, AZ 85020  
 Phone: (602) 559-7800

8. NUMBER OF UNITS: \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary)  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**



SEE ATTACHED FOR SIGNATURES AND NOTARY

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.

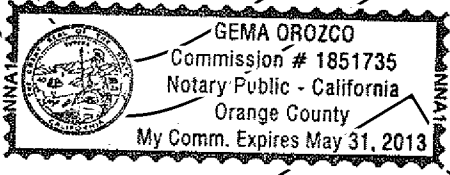
Signature of Seller/Agent Sandra Young by: Sandra Young, AVP of LPS LLC Processing Services as Attorney Signature of Buyer/Agent

State of CA, County of Orange State of Arizona, County of \_\_\_\_\_

Subscribed and sworn to before me this 30th day of March, 2010 Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010

Notary Public Gema Orozco Notary Public \_\_\_\_\_

Notary Expiration Date May 31, 2013 Notary Expiration Date \_\_\_\_\_



**VOID**

SEE ATTACHED FOR SIGNATURES AND NOTARY

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 Sandra Young Processing Services as Attorney

Signature of Buyer/Agent [Signature]

State of CA, County of Orange

State of Arizona, County of Maricopa

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

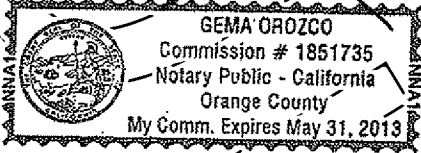
Subscribed and sworn to before me this 29 day of April, 2010

Notary Public [Signature]

Notary Public [Signature]

Notary Expiration Date May 31, 2013

Notary Expiration Date 12-31-10



MICHAEL J CANTIN  
Notary Public - Arizona  
Maricopa County  
Expires 12/31/2012

**SOLD**

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BLANKS