



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

RECORDING REQUESTED BY  
**SUN TITLE AGENCY CO.**

When recorded return to:  
Mr. & Mrs. Winston Proctor  
21596 E. Governor Dr.  
Red Rock, AZ 85145  
Escrow No. 323594602 1/2

DATE/TIME: 05/06/2010 1143

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2010-043278

# **CORPORATION SPECIAL WARRANTY DEED**

(without liens or encumbrances)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Pulte Home Corporation, a Michigan corporation

the GRANTOR

herein does hereby convey to

Winston Proctor and Maggie Proctor, husband and wife

the GRANTEE,

the following described real property situate in Pinal County, Arizona, with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee.

Lot 946, of RED ROCK VILLAGE 2, UNIT 1, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Page 85 and Affidavit of Correction recorded as 2008-117981 of Official Records.

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

DATED: 30 day of April, 2010

Pulte Home Corporation, a Michigan corporation

By: [Signature]

Closing Coordinator

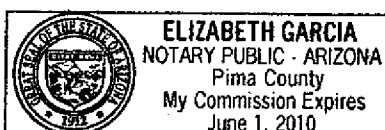
STATE OF ARIZONA,

COUNTY OF PIMA

)SS:

On 30 day of April, 2010, before me, the undersigned Notary Public, personally appeared Rachel Christian, Closing Coordinator, 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]  
Notary Public

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

ESCROW NO.: 323594602

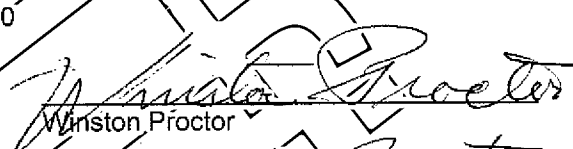
Winston Proctor and Maggie Proctor, husband and wife, each for himself or herself and jointly, but not one for the other, state that the undersigned have offered to purchase the real property situate in Pinal County described as follows:

Lot 946, of RED ROCK VILLAGE 2, UNIT 1, according to the Plat of Record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Page 85 and Affidavit of Correction recorded as 2008-117981 of Official Records.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated this 30 day of April, 2010

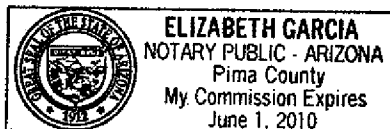
  
Winston Proctor

  
Maggie Proctor

STATE OF ARIZONA     )  
                                      ) SS  
COUNTY OF PIMA     )

On this 30 day of April, 2010 before me, the undersigned Notary Public, personally appeared Winston Proctor and Maggie Proctor, 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.



  
Notary Public

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 410 - 50 - 6010 -  
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) \_\_\_\_\_

## 2. SELLER'S NAME AND ADDRESS:

Pulte Home Corporation  
100 Bloomfield Hills Parkway, Ste 300  
Bloomfield Hills, MI 48304

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

Winston Proctor  
107705 W. Wolcott  
Marana, AZ 85653

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

## 4. ADDRESS OF PROPERTY:

21596 E. Governor Dr., Red Rock, AZ-85145

## 5. MAIL TAX BILL TO:

#4

## 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.

## 9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank

- (a) County of Recordation: PINAL COUNTY  
(b) Docket & Page Number: DATE/TIME: 05/06/2010 1143  
(c) Date of Recording: FEE NUMBER: 2010-043278  
(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: \$

## 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: \$ 132,952.00

12. DATE OF SALE (Numeric Digits): 04 / 2010  
Month Year  
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 132,952.00

## 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(s) (2) ☐ VA  
d. ☐ Seller Loan (Carryback) (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):

Sun Title Agency Company  
8950 N. Oracle Road  
Oro Valley, AZ 85737 Phone: (520) 229-8310

## 18. LEGAL DESCRIPTION (attach copy if necessary):

Red Rock 2 Unit 1, Lot 946 Book/Page H/85

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 AZ

Subscribed before me on this day of April 20 10

Notary Public

Notary Expiration Date

DOR FORM 82162 (Revised 5/03)

Signature of Buyer/Agent

State of AZ

Subscribed before me on this day of April 20 10

Notary Public

Notary Expiration Date

