



**FIDELITY NATIONAL TITLE**

Recorded at the request of  
Fidelity National Title Insurance Company

When recorded mail to:  
Barbara J. Anderson  
915 N. Cholla Street  
Chandler, AZ 85224

DATE/TIME: 05/24/2010 1524  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2010-049326



Escrow No.: FT10006627-FT88  
688 E. Volk Lane

Space above this line for Recorder's Use

**SPECIAL WARRANTY DEED**

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

GMAC Mortgage, LLC FKA GMAC Mortgage Corporation

does hereby convey to

Barbara J. Anderson, An Unmarried Woman

the following real property situated in Maricopa, County, Arizona:

SEE EXHIBIT "ONE" ATTACHED

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 this 19th day of May, 2010.

GMAC Mortgage, LLC FKA GMAC Mortgage Corporation

By: Amanda Bryant, AWP  
Its:

State of CA

County of Orange

The foregoing document was acknowledged before me this 26th day of April, 2010

by Amanda Bryant

Shannon Herod  
Notary Public

(Seal)



**LEGAL DESCRIPTION  
EXHIBIT "ONE"**

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

**LOT 285, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106**

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**  
 Primary Parcel: 109-26-7090  
 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: \_\_\_\_\_  
 (b) \_\_\_\_\_  
 (c) COUNTY OF RECORDATION: PINAL  
 (d) FEE NO: 2010-049326  
 (e) RECORD DATE: 05/24/2010

**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in Item 1: \_\_\_\_\_  
 Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**  
 GMAC Mortgage, LLC.  
 2711 N. Haskell Ave., 11th Floor  
 Dallas, TX 75204

**3. (a) BUYER'S NAME AND ADDRESS:**  
 Barbara J. Anderson,  
 915 N. Cholla Street  
 Chandler, AZ 85224

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

**4. ADDRESS OF PROPERTY:**  
 688 E. Volk Lane, Queen Creek, AZ 85242

**5. MAIL TAX BILL TO:**  
 915 N. Cholla Street  
 Chandler, AZ 85224

**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:** \$ 162,000.00 00

**12. DATE OF SALE (Numeric Digits):** ~~03/05~~ 05/10  
 Month Year  
 (For example: 03 / 05 for March 2005)

**13. DOWN PAYMENT:** \$ 32,400.00 00

**14. METHOD OF FINANCING:**

a.  Cash (100% of Sale Price) e.  New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 b.  Exchange or trade f.  Other financing; Specify: \_\_\_\_\_  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)

**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.

**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):**  
 Buyer \_\_\_\_\_  
 Phone \_\_\_\_\_

**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: \_\_\_\_\_  
 State of CA, County of Orange  
 Subscribed and sworn to before me on this 20th day of April, 20 10  
 Notary Public: Shannon Herod  
 Notary Expiration Date: June 2, 2011

Signature of Buyer/Agent: Barbara J. Anderson  
 State of Arizona, County of Maricopa  
 Subscribed and sworn to before me on this 20th day of May, 20 10  
 Notary Public: Andrew P. Pass  
 Notary Expiration Date: 6/22/2013



**LEGAL DESCRIPTION  
EXHIBIT "ONE"**

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

**LOT 285, OF TAYLOR RANCH, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE  
COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 106.**

