

GRAND CANYON TITLE AGENCY
COURTESY RECORDING
NO TITLE LIABILITY



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Recording requested by:

When recorded mail to and mail tax statements to:
PAUL S. MAHONEY
2839 E. SANDY CT
GILBERT, AZ 85297

DATE/TIME: 09/23/2010 1014

FEE: \$13.00

PAGES: 5

FEE NUMBER: 2010-089924



File No. 7104.11979

Title Order No. 4059982

MIN No. 100122200003235725

TRUSTEE'S DEED UPON SALE

AFFIDAVIT OF VALUE EXEMPT PURSUANT TO A.R.S. SECTION 11-1134(B)(1)
APN: 509-03-3360

The undersigned grantor declares:

- 1) The grantee herein **WAS NOT** the foreclosing beneficiary.
- 2) The amount of the unpaid debt together with costs was: \$164,182.33
- 3) The amount paid by the grantee at the trustee sale was: \$78,300.00
- 4) The documentary transfer tax is:
- 5) Said property is in: Pinal County

And Marty G. Baker, Attorney at Law, (herein called Trustee), as the duly appointed Trustee under the Deed of Trust hereinafter described, does hereby grant and convey, but without warranty, express or implied to

PAUL S. MAHONEY

(herein called Grantee), all of its right, title and interest in, and to that certain property situated in the County of Pinal, State of Arizona, and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RECITALS:

This conveyance is made pursuant to the powers conferred upon Trustee by that certain Deed of Trust dated **07/05/07**, executed by **Edgar E. Vela and Ana M. Mejia, husband and wife**, as Trustor(s), to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc.**, as beneficiary, recorded **07/16/07**, as Instrument No. **2007-081611**, of Official Records in the Office of the Recorder of Pinal County, Arizona, and after fulfillment of the conditions specified in said Deed of Trust authorizing this conveyance.

Default occurred as set forth in a Notice of Trustee's Sale which was recorded in the office of the Recorder of said County.

All requirements of law regarding the mailing of copies of the Notice of Trustee's Sale and all posting and publication of copies of the Notice of Trustee's Sale have been complied with.

Said property was sold by said Trustee at publication action on **August 31, 2010** at the place named in the Notice of Sale, in the County of **Pinal, Arizona**, in which the property is situated. Grantee, being the highest bidder at such sale, at the amount of **\$78,300.00**, became the purchaser of said property and paid therefore to said trustee the amount being in lawful money of the United States, or by the satisfaction, pro tanto, of the obligations then secured by said Deed of Trust.

Date: September 2, 2010

MARTY G. BAKER, ATTORNEY AT LAW

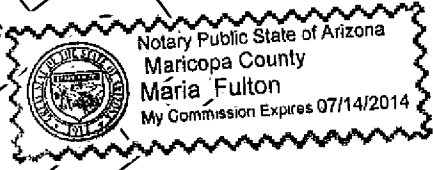
BY: _____

State of ARIZONA)
County of MARICOPA)

On September 2, 2010, before me, Maria Fulton, Notary Public, personally appeared Marty G. Baker, 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 and 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: Maria Fulton



THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

COPIES

ATTACHMENT 1

Trustee's Deed Upon Sale Arizona

TS No.: 7104-11979

Date: 8/31/10

APN No.: 509-03-3360

The following information is provided in accordance with Arizona Revised Statutes Section 33-401C, effective July 28, 2010, which states, in part:

IN EVERY DEED OR CONVEYANCE OF REAL PROPERTY IN WHICH THE GRANTEE IS SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29, OR WOULD BE SUBJECT TO REGULATION PURSUANT TO TITLE 6, 10 OR 29 IF DOING BUSINESS IN THIS STATE, THE GRANTEE'S NAME AND ADDRESS AND THE STATE IN WHICH THE GRANTEE IS INCORPORATED, ORGANIZED, LICENSED, CHARTERED OR REGISTERED SHALL BE SET FORTH FULLY, TOGETHER WITH THE NAME OF THE COUNTRY UNDER WHICH THE GRANTEE IS CHARTERED OR FORMED.

1. Grantee's Capacity (please check applicable box below):

- Individual (Complete #2 and #3 only)
- Bank
- Other Financial Institution
- Corporation
- Limited Liability Corporation (LLC)
- Limited Liability Partnership (LLP)
- Other (Please Describe)

2. Grantee's Name: Raul S. Maroney

3. Grantee's Address: 2839 E. Sandy Ct.
Gilbert AZ 85297
(480) 560-0131

4. State in which Grantee is Incorporated, Organized, Licensed, Chartered, or Registered: _____

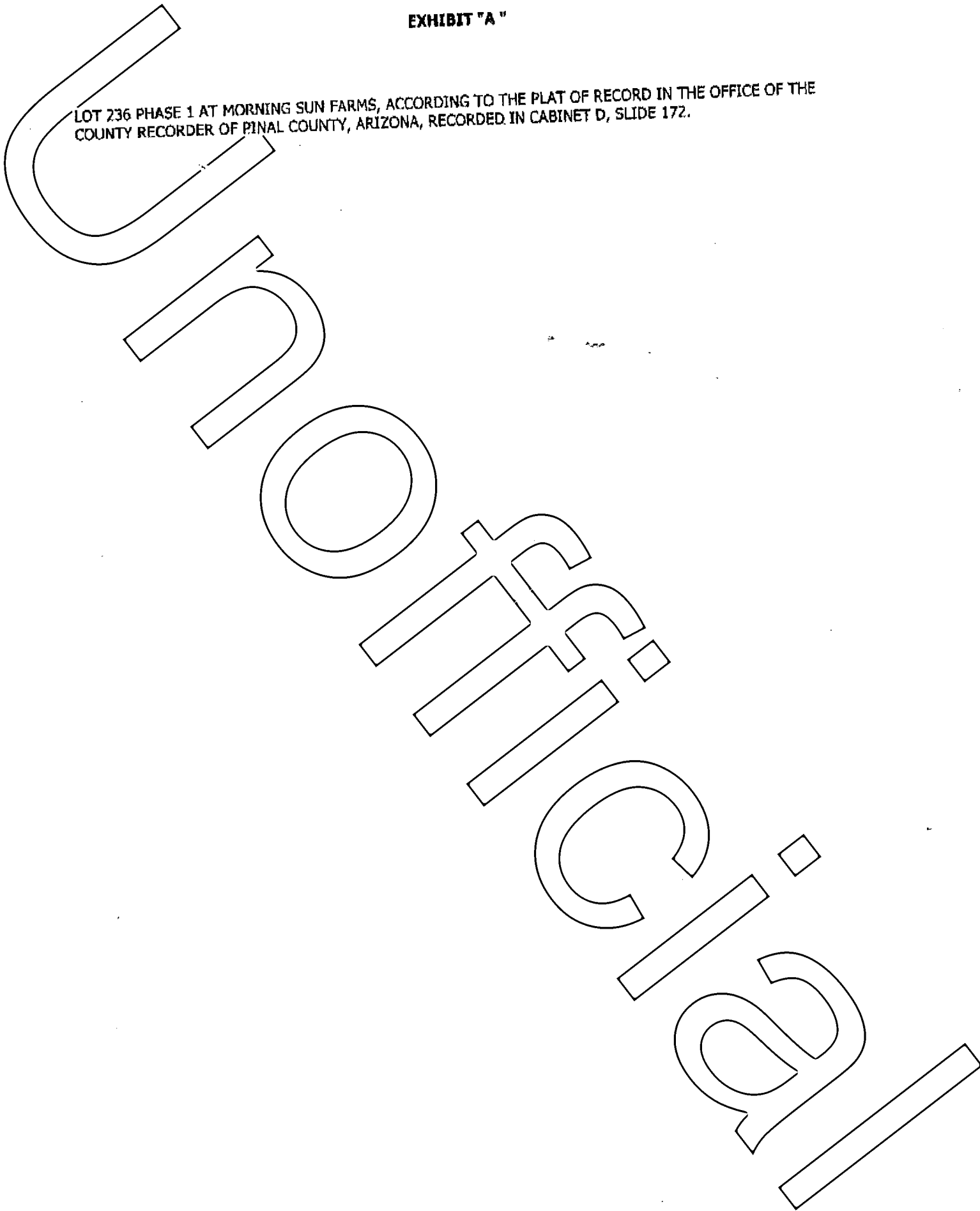
5. Country under which Grantee is Chartered or Formed: _____

Michael Fenta
Printed Name

[Signature]
Signature

EXHIBIT "A"

LOT 236 PHASE 1 AT MORNING SUN FARMS, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 172.



COURTESY RECORDING INSTRUCTIONS

The undersigned is the Grantee named in the attached Trustee's Deed Upon Sale that was issued by the Trustee for the lien holder of record in connection with the Trustees sale of the property. The undersigned is fully aware and fully understands that Grand Canyon Title Agency, Inc. was in no way a party to the Trustee's Deed Upon Sale. Grand Canyon Title Agency, Inc. is assisting in the recordation of the Trustee's Deed Upon Sale as a courtesy only in order to proceed with the escrow for the sale of the property described therein for the undersigned party.

The undersigned hereby requests that Grand Canyon Title Agency, Inc., record at its convenience as a courtesy, the following documents: TRUSTEE'S DEED UPON SALE

It is understood and agreed as follows:

- a. Grand Canyon Title Agency, Inc. is released from responsibility of defect in form, substance, execution and acknowledgement of the above listed documents. INITIAL: TSM
- b. Grand Canyon Title Agency, Inc. is released from all liability for damage and loss of documents which might occur due to delay or error in recording or happen in the transmission of the documents to and from the Recorder's Office or to parties named in the document. INITIAL: TSM
- c. Grand Canyon Title Agency, Inc. is released from any and all liability that may be incurred in complying with this request. INITIAL: TSM

In order to arrange for this courtesy recording, the undersigned will deposit with Grand Canyon Title Agency, Inc. a check in the amount of \$44.00 to cover the recording fees in the amount of \$19.00 and courier fees in the amount of \$25.00.

Date: September 21, 2010

Paul S. Mahoney
Signature of requesting party Paul S. Mahoney

34616 N. Desert Ridge Dr.
Address

Scottsdale, AZ 85262

OFFICE OF Grand Canyon Title Agency, Inc. to which delivered:

10001 W. Bell Road, Suite 107 51

Sun City, AZ 85351