



When recorded return to:
Western Regional Foreclosures, LLC
One West Deer Valley Road
Suite 103
Phoenix, AZ 85027

DATE/TIME: 11/23/2010 1515
FEE: \$13.00
PAGES: 2
FEE NUMBER: 2010-109954



Send Tax Bill to:
DHI Mortgage Company, Ltd.
12357 Riata Trace Pkwy.
Suite C150
Austin, TX 78727

TRUSTEE'S DEED

Trustee Sale No: **10-1033**

Exempt per 11-1134(B)(1)

Western Regional Foreclosures, LLC, an Arizona limited liability company, as the duly appointed Successor Trustee of the Deed of Trust hereinafter described, does hereby grant and convey without covenant or warranty, express or implied, to **DHI Mortgage Company, Ltd., Limited Partnership, a Texas limited partnership** (herein called Grantee), the real property situated in the County of **Pinal** State of **Arizona** described as follows:

Lot 72, FINAL PLAT FOR PARCEL 5 AT HOMESTEAD NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 138.


Grantee Address:
DHI Mortgage Company, Ltd., Limited Partnership, a Texas limited partnership
12357 Riata Trace Pkwy.
Suite C150
Austin, TX 78727 USA

This conveyance is made pursuant to the power of sale conferred upon Trustee by the Deed of Trust executed by **Guillermina Guillen, an unmarried woman** as Trustor, **DHI Title of Arizona, Inc.** as Trustee and **MERS, Mortgage Electronic Registration Systems, Inc.** is named as Beneficiary dated **April 19, 2007** and recorded on **April 24, 2007** in the office of the County recorder of **Pinal County, Arizona** in **Instrument Number 2007-048955**, and in compliance with the laws of the State of Arizona authorizing this conveyance.

Said property was sold by the Trustee at public auction on **November 23, 2010** in the County of **Pinal** in which said property is situated. Grantee, being the highest bidder at such sale, became the purchaser of said property and made payment therefore to said Trustee of the amount bid, namely **\$62,438.00**, which payment was made either entirely in cash or by the satisfaction, protanto, of the obligation then secured by said Deed of Trust, together with the foreclosure and expenses related thereto.

Dated: **November 23, 2010**

Western Regional Foreclosures, LLC, an Arizona limited liability Company as Successor Trustee

By: 
Susan S. Bouchard
Designated Broker

See following page for Notary


STATE OF ARIZONA

COUNTY OF MARICOPA

On **November 23, 2010**, before me, the undersigned notary public, personally appeared **Susan S. Bouchard, Designated Broker of Western Regional Foreclosures, LLC, an Arizona limited liability company**, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires: **January 5, 2014**


Tina Biskupiak
NOTARY PUBLIC



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 400-25-00000
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? 0
 Please list the additional parcels below (no more than four):
 (1) 400-25-00601 (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
Walton International Group (USA), Inc.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251

3. (a) BUYER'S NAME AND ADDRESS:
YAMADA, Yukinaga
28-2 Fujimicho
Kawagoe-shi, Saitama, Japan 350-0033
(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
See Attached Legal Description

5. MAIL TAX BILL TO:
Walton International Group (USA), Inc.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251

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

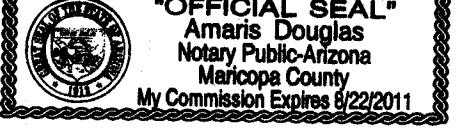
7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone other than "family member."
 See reverse side for definition of a "family member."

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

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 Arizona, County of Maricopa
 Subscribed and sworn to before me on this 18 day of Feb 20 10
 Notary Public _____
 Notary Expiration Date AUG 22 2011

DOR FORM 82162 (Revised 5/03)



9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) County of Recordation: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 03/02/2010 1552
 (c) Date of Recording: FEE NUMBER: 2010-019954
 (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: \$ 10,000.00 00

12. DATE OF SALE (Numeric Digits): FEB 18 2010
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0 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: _____

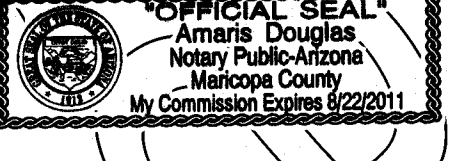
15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 00 AND
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: 1 / 1380th

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Walton International Group (USA), Inc.
4800 North Scottsdale Road, Suite 4000
Scottsdale, Arizona 85251 Phone (602) 264-1298

18. LEGAL DESCRIPTION (attach copy if necessary):
See Attached Legal Description

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 18 day of Feb 20 10
 Notary Public _____
 Notary Expiration Date AUG 22 2011



STATUTES AND EXEMPTIONS

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code B3 is applicable, the proper exemption notation would be A.R.S. 11-1134 B3.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

LIST OF EXEMPTION CODES (A.R.S. § 11-1134)

- A1. A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2. A lease or easement on real property, regardless of the length of the term.
- A3. Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4. A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5. A conveyance of real property that is executed pursuant to a court order.
- A6. A deed to an unpatented mining claim.
- A7. A deed of gift.

- B1. A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2. A transfer that confirms or corrects a deed that was previously recorded.
- B3. A transfer between husband and wife, or parent and child with only nominal actual consideration for the transfer.
- B4. A transfer of title on a sale for delinquent taxes or assessments.
- B5. A transfer of title on partition.
- B6. A transfer of title pursuant to a merger of corporations.
- B7. A transfer by a subsidiary corporation to its parent corporation for no consideration or nominal consideration or in sole consideration for canceling or surrendering the subsidiary's stock.
- B8. A transfer from a person to a trustee or from a trustee to a trust beneficiary with only nominal consideration for the transfer.
- B9. A transfer of title to and from an intermediary for the purpose of creating a joint tenancy estate or some other form of ownership.
- B10. A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11. A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12. A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.

Any instrument describing a transaction exempted by A.R.S. § 11-1134 shall bear a notation thereof on the face of the instrument at the time of recording, indicating the specific exemption that is claimed.

DEFINITION OF FAMILY MEMBER

A.R.S. § 42-12053 provides that a property be classified as rental residential if the owner intends to rent it for more than three months during the next twelve consecutive months to someone other than a family member. "Family member" is defined as:

- a. A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b. The father or mother of the taxpayer or an ancestor of either.
- c. A stepson or stepdaughter or stepparent of the taxpayer.
- d. A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e. A natural or adopted sibling of the taxpayer.

DEFINITION OF PERSONAL PROPERTY

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.

SCHEDULE "A"

To the Affidavit of Property Value

Legal Description of Property

The Southwest Quarter of Section 8, Township 6 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona as shown on the Record of Survey recorded in Fee No. 2009-073250 in the Pinal County Recorder's Office.

Parcel of land contains 161.09 acres of land, more or less.



CF68317-001