



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

Recorded at the request of:
Security Title Agency

When recorded, mail to:

Howard Saul Phillips and Angelique C.M. Phillips,
Trustees of The Phillips Family Trust dated May 28,
2009
5405 S. Marigold Way
Gilbert, AZ 85298

DATE/TIME: 01/11/2011 1236

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-002761



Escrow No.: ST10012848-ST66

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

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

Fulton Homes Sales Corporation, an Arizona Corporation

does hereby convey to

Howard Saul Phillips and Angelique C.M. Phillips, Trustees of The Phillips Family Trust dated May 28, 2009

the following real property situated in Pinal County, Arizona:

Lot 575, IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 011, records of Pinal County, Arizona.

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: January 5, 2011

Fulton Homes Sales Corporation, an Arizona Corporation

BY:  01/05/11

ITS: Authorized Signer

NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of AZ

County of Maricopa

The foregoing document was acknowledged before me this 6th day of Jan, 2011,

by Katharine Barnes, authorized signer for Fulton Homes Sales Corporation, an Arizona corporation

(Seal)



[Signature]
Notary Public

OFFICIAL SEAL

BENEFICIARY'S STATEMENT

Name: Howard Saul Phillips Angelique C.M. Phillips

Address: 704 W Stanley Ave, Queen Creek 85140

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

Howard Saul Phillips, Trustee
Howard Saul Phillips, Trustee

Angelique C.M. Phillips, Trustee
Angelique C.M. Phillips, Trustee

TRUSTCERT

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)

Primary Parcel: 109-18-57506

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) Docket & Page Number: PINAL COUNTY

(c) Date of Recording: DATE/TIME: 01/11/2011 1236

(d) Fee/Recording Number: FEE NUMBER: 2011-002761

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:

Fulton Homes Sales Corporation, an Arizona Corporation

9140 S. Kyrene Road, Ste 202

Tempe, AZ 85284

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

Howard Saul Phillips and Angelique C.M. Phillips, Trustees of The Phillips Family Trust dated May 28, 2009

5405 S. Marigold Way

Gilbert, AZ 85298

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

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: \$ 206,693.00

12. DATE OF SALE (Numeric Digits): 8 / 2010

Month Year

(For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 41,343.00

4. ADDRESS OF PROPERTY:
704 W. Stanley Avenue
Queen Creek, AZ 85140

5. MAIL TAX BILL TO:
Howard Saul Phillips and Angelique C.M. Phillips, Trustees

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 2) VA

d. Seller Loan (Carryback) 3) FHA

f. Other financing: Specify: _____

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."

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: \$ _____ 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 _____

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 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: [Signature] Date: 01/06/11

State of Arizona County of Maricopa

Subscribed and sworn to before me this 6th day of Jan, 2011

Notary Public: [Signature]

Notary Expiration Date: 7/4/2014

Signature of Buyer/Agent: [Signature]

State of Arizona County of Maricopa

Subscribed and sworn to before me this 6th day of Jan, 2011

Notary Public: [Signature]

Notary Expiration Date: 7/4/2014

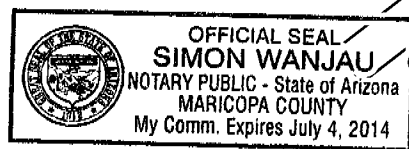


EXHIBIT "ONE"

Lot 575, IRONWOOD CROSSING-UNIT 1, according to Cabinet H, Slide 011, records of Pinal County, Arizona.

IRONWOOD CROSSING