



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
Magnus Title Agency
AND WHEN RECORDED MAIL TO:
KARIN LITTLE
41096 W HOPPER DRIVE
MARICOPA, AZ 85138

DATE/TIME: 02/22/2011 1057
FEE: \$15.00
PAGES: 1
FEE NUMBER: 2011-014982



ESCROW NO.: 04014513 - 737 - DCP

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
JSB Homes, LLC, An Arizona Limited Liability Company

do/does hereby convey to

Karin Little, a widow

the following real property situated in Pinal County, ARIZONA:

Lot 24, FINAL PLAT FOR PARCEL 7-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 140 and affidavit of correction recorded at Fee No. 2005-169428.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: February 8, 2011

SELLER:

JSB Homes, LLC, An Arizona Limited Liability Company

By: Joshua S. Barton Its: Managing Member

State of ARIZONA }ss:
County of Maricopa

On February 8, 2011, before me,
The Undersigned

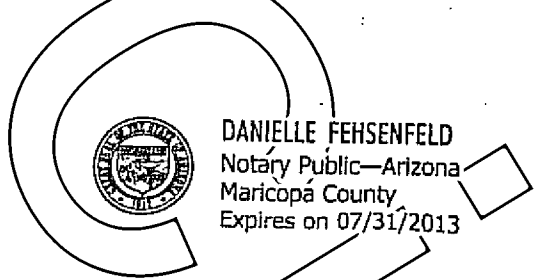
a Notary Public in and for said County and State, personally appeared JSB Homes, LLC, An Arizona Limited Liability Company By: Joshua S. Barton, Managing Member

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 Danielle Fehsenfeld

FOR NOTARY SEAL OR
STAMP



RESCLPKG

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
Primary Parcel: 512-43-645
BOOK MAP PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [X]
How many parcels, other than the Primary Parcel, are included in this sale?
Please list the additional parcels below (no more than four):
(1) (2) (3) (4)

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
(a) County of Recordation: PINAL COUNTY
(b) Docket & Page Number: DATE/TIME: 02/22/2011 1057
(c) Date of Recording: FEE NUMBER: 2011-014982
(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: \$

2. SELLER'S NAME AND ADDRESS
JSB Homes, LLC
3217 E. Campbell Ave
Phoenix AZ 85018

3. (a) BUYER'S NAME AND ADDRESS:
Karin Little
62 Iris St
Brown-Mills, NJ 08015

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

4. ADDRESS OF PROPERTY:
41096 W Hopper Drive, Maricopa, AZ 85138

5. MAIL TAX BILL TO:
Karin Little
41096 W Hopper Drive, Maricopa, AZ 85138

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [] Vacant Land f. [] Commercial or Industrial Use
b. [X] 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:
[X] 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: 0
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 this 7 day of February 2011
Notary Public: Danielle Fehsenfeld
Notary Expiration Date: 7-27-2011

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [X] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

11. SALE PRICE: \$ 179,000.00

12. DATE OF SALE (Numeric Digits): February / 2011
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 179,000.00

14. METHOD OF FINANCING:
a. [X] 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 [X]
(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: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Magnus Title Agency
6991 E Camelback Rd, Ste C100 Scottsdale, AZ 85251
Phone (480) 682-0200 Fax: (480) 385-6862

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 24, of Parcel 7 At Homestead North, Map Book F, Map Page 140

Signature of Buyer/Agent
State of Arizona, County of Maricopa
Subscribed and sworn to before me this 17 day of February 2011
Notary Public: Danielle Mauzy
Notary Expiration Date: 9-30-11



DANIELLE FEHSENFELD
Notary Public—Arizona
Maricopa County
Expires on 07/31/2013



DANIELLE MAUZY
Notary Public—Arizona
Maricopa County
Expires on 09/30/2011

RECEIVED