

STEWART TITLE & TRUST OF PHOENIX



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Recording Requested by:

After Recording Return to:
John Pieratt
Judy Pieratt
2692 W. Ivanhoe
Chandler, AZ 85224

DATE/TIME: 04/27/2011 1335

FEE: \$15.00

PAGES: 3

FEE NUMBER: 2011-035445



Title Order No. _____ Escrow No. _____

10340726

Space above this line is for Recorder's use

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
This Indenture, made on the 22nd day of April, 2011, by and between the SECRETARY OF
VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, whose
address is 2380 PERFORMANCE DRIVE, RICHARDSON, TX 75082, hereinafter referred to
as Grantor, does hereby GRANT to JOHN PIERATT* AND JUDY PIERATT** (INSERT
MARITAL STATUS OF EACH BUYER.../IE. A SINGLE PERSON, HIS WIFE, ETC.)*** the
following described real estate lying in the County of Pinal, State of Arizona, to wit:

LEGAL DESCRIPTION

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

LOT 331, PECAN CREEK SOUTH UNIT 2, ACCORDING TO CABINET F. SLIDE
185, RECORDS OF PINAL COUNTY, ARIZONA

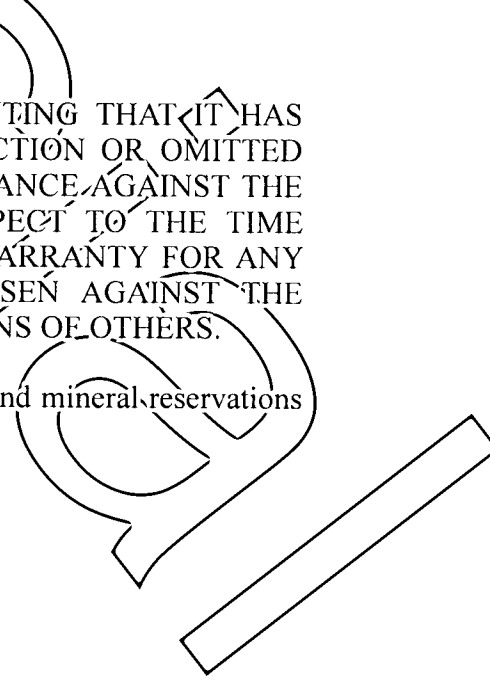
Commonly known as: 515 E ANGELINE AVENUE, San Tan-Valley, AZ 85143

Property Tax ID: 109-31-3320

GRANTOR'S WARRANTY OF TITLE IS LIMITED TO WARRANTING THAT IT HAS
CREATED NO LIEN OR ENCUMBRANCE NOR TAKEN ANY ACTION OR OMITTED
ANY ACT THAT MAY GIVE RISE TO ANY LIEN OR ENCUMBRANCE AGAINST THE
PROPERTY. GRANTOR MAKES NO WARRANTY WITH RESPECT TO THE TIME
BEFORE THE GRANTOR WAS VESTED IN TITLE, NOR ANY WARRANTY FOR ANY
LIEN OR ENCUMBRANCE THAT MAY ARISE OR HAS ARISEN AGAINST THE
PROPERTY DESCRIBED ABOVE DUE TO THE ACTS OR OMISSIONS OF OTHERS.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations
of record, if any.

- * Also known as John E. Pieratt
- ** Also known as Judy L. Pieratt
- *** Husband and Wife



Pursuant to Provisions of 38 U.S.C. 3720(a)(6), The Secretary of Veterans Affairs does not seek to exercise exclusive jurisdiction over the within described property.

SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

By: *Pennie Clayton*
Its: Asst./Secretary

BY THE SECRETARY'S DULY AUTHORIZED
PROPERTY MANAGEMENT CONTRACTOR,
COUNTRYWIDE HOME LOANS SERVICING,
L.P., NKA BAC HOME LOANS SERVICING,
L.P., PURSUANT TO A DELEGATION OF
AUTHORITY CONTAINED IN 38 C. F. R.
36.4345 (F)

BY:
TITLE:
BY:
TITLE:



ACKNOWLEDGEMENT

STATE OF TEXAS

COUNTY OF COLLIN

On this date, before me personally appeared Pennie Clayton, pursuant to a delegation of authority contained in 38 C.F.R. Section 36.4345(f), to me known to be the person who executed the foregoing Instrument on behalf of the Secretary of Veterans Affairs, and acknowledged that he executed the same as the free act and demand of said Secretary.

In Witness Whereof, I have hereto set my hand and affixed my official seal in the State of Texas aforesaid, this 22nd day of April, 2011.

Cindy Ton

Notary Public
My commissions Expires:

[NOTARIAL SEAL]



This Instrument was prepared (without an examination of title) by: Rubin Lublin Suarez Serrano, LLC, of 1355 Terrell Mill Road, Building 1472, Suite 100, Marietta, GA 30067.

Acceptance of Community Property with Right of Survivorship

John E Pieratt and Judy L Pieratt, Husband and Wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated January 28, 2011, and executed by **The Secretary of Veterans Affairs of the United States of America His Successor and Assigns**, as Grantors, to **John E Pieratt and Judy L Pieratt, Husband and Wife**, as Grantees, and which conveys certain premises described as:

Lot 331, Pecan Creek South Unit 2, according to Cabinet F, Slide 185, records of Pinal County, Arizona.

To the Grantees named therein, not as Tenants in Common, not as Community Property Estate, not as Joint Tenants with Full Right of Survivorship, but as Community Property with Full Right of Survivorship.

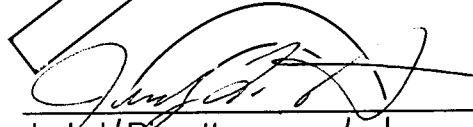
THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Full Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated January 28, 2011

BUYERS:



John E Pieratt

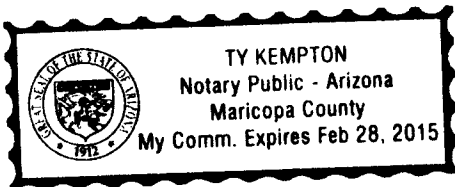


Judy L Pieratt

State of **ARIZONA** } ss

County of **MARICOPA**

This instrument was acknowledged before me this 28 day of APR, 2011, 2011 by **John E Pieratt and Judy L Pieratt.**



Notary Public

My commission will expire _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 109-31-3320
 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? None
 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: _____
 (c) Date of Recording: DATE/TIME: 04/27/2011 1335
 (d) Fee/Recording Number: FEE NUMBER: 2011-035445
 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
The Secretary of Veterans Affairs of the United States of America
His Successor and Assigns
810 Vermont Ave N.W., Washington, DC 20420-0002

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:

3. (a) BUYER'S NAME AND ADDRESS:
John E Pieratt
2692 W Ivanhoe
Chandler, AZ 85224
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

11. SALE PRICE: \$ 71,000.00
 12. DATE OF SALE (Numeric Digits): 04 / 11
 Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
515 E Angeline Ave, San Tan Valley, AZ 85140

13. DOWN PAYMENT: \$ 3550.00
 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: _____

5. MAIL TAX BILL TO:
John E Pieratt
515 E Angeline Ave, San Tan Valley, AZ 85140
2692 W Ivanhoe, Chandler, AZ 85224

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: N/A

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

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: N/A

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."

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Stewart Title & Trust of Phoenix, Inc.
4677 S. Lakeshore Dr., #6 Tempe, AZ 85282

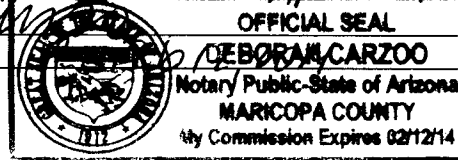
8. NUMBER OF UNITS: N/A
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 331, of Pecan Creek South Unit 2

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 27th day of April, 2011

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 20 day of April, 2011

Notary Public: DEBORAH CARZOO
 Notary Expiration Date: _____


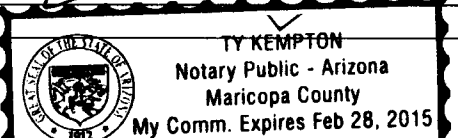
Notary Public: TY KEMPTON
 Notary Expiration Date: _____


Exhibit A
Legal Description

Lot 331, Pecan Creek, South Unit 2, according to Cabinet F, Slide 185, records of Pinal County, Arizona.

WORLDWIDE