



Recorded at the request of:  
Fidelity National Title Insurance Company

When recorded, mail to:  
Darryl G Philpott  
2141 W Nopal Avenue  
Mesa AZ 85202

DATE/TIME: 05/19/2011 1128  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2011-041871



Escrow No.: FT11005896-ET43 / REO #D110F26

Space above this line for Recorder's Use

**SPECIAL WARRANTY DEED**

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

Fannie Mae (Federal National Mortgage Association)

does hereby convey to

Darryl G. Philpott a Married Man, as His Sole and Separate Property

the following real property situated in Pinal County, Arizona:

Please see attached Exhibit "One"

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: April 7, 2011

Fannie Mae (Federal National Mortgage Association)  
By Chicago Title Insurance Company, DBA Service  
Link, its Attorney in Fact

BY: \_\_\_\_\_

**NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED**

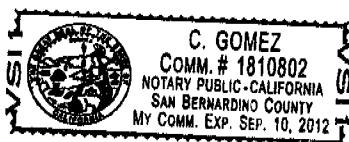
State of California

County of Orange

The foregoing document was acknowledged before me this 9<sup>th</sup> day of May, 2011

by Glady's Franco

(Seal)



Notary Public

Title No.: FT11005896

**FIDELITY NATIONAL TITLE INSURANCE COMPANY**  
**LEGAL DESCRIPTION**  
**EXHIBIT "ONE"**

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

LOT 599, OF SENITA UNIT 2, ACCORDING TO THE PLAT RECORDED IN THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS CABINET F, SLIDE 98 AND CERTIFICATE OF CORRECTION RECORDED IN RECORDING NO. 2006-49476.

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FDAZ0245.rdw

ALTA Commitment - 2006

**AFFIDAVIT OF PROPERTY VALUE**

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**  
 Primary Parcel: 512-38-599  
 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: PINAL COUNTY  
 (b) Docket & Page Number: DATE/TIME: 05/19/2011 1128  
 (c) Date of Recording: FEE NUMBER: 2011-041871  
 (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:**  
 Federal National Mortgage,  
 14221 Dallas Parkway Ste 1000  
 Dallas, TX 75254  
**3. (a) BUYER'S NAME AND ADDRESS:**  
 Darryl G. Philpott,  
 2141 W Nopal Ave  
 Mesa, AZ 85202  
 (b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_  
**4. ADDRESS OF PROPERTY:**  
 43263 W Jeremy St, Maricopa, AZ 85138  
**5. MAIL TAX BILL TO:**  
43263 W. Jeremy St. Maricopa AZ 85138

**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:** \$ 85,200.00 14,000 00  
**12. DATE OF SALE (Numeric Digits)** 05 / 04 / 11  
 (For example: 03 / 05 for March 2005)  
**13. DOWN PAYMENT:** \$ 2,002.00 1876. 00  
**14. METHOD OF FINANCING:**  
 a.  Cash (100% of Sale Price) b.  New loan(s) from financial institution:  
 (1)  Conventional (2)  VA (3)  FHA  
 c.  Exchange or trade f.  Other financing: Specify:  
 d.  Assumption of existing loan(s) e.  Seller Loan (Carryback)

**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.

**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:  
**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**  
 Buyer \_\_\_\_\_ Phone \_\_\_\_\_

**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 \_\_\_\_\_  
 State of California County of Orange  
 Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 5/10/2012

Signature of Buyer/Agent \_\_\_\_\_  
 State of AZ County of Maricopa  
 Subscribed and sworn to before me on this 16 day of May 2011  
 Notary Public: Linda D. Placencia  
 Notary Expiration Date: 6/30/13

DOR FORM #2162 (Revised 5/03)

