

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

**ALICE M. BRUNSON
JUDY L. ROULLARD
834 E GRANADA AVE
APACHE JUNCTION, AZ 85119
ESCROW-NO.: 01719484 - 823 - L8R**

DATE/TIME: 05/24/2011 1542

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2011-043581



SPACE ABOVE THIS LINE FOR RECORDER'S USE

1/2

Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

FANNIE MAE, FORMALLY KNOWN AS FEDERAL NATIONAL MORTGAGE ASSOCIATION,
organized and existing under the laws of the United States of America

do/does hereby convey to

Alice M. Brunson, an unmarried woman and Judy L. Roullard, an unmarried woman
the following real property situated in **Pinal County, Arizona:**

See Exhibit A attached hereto and made a part hereof.

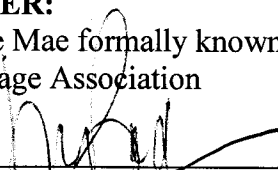
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And 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 this **April 13, 2011**

SELLER:

Fannie Mae formally known as Federal National
Mortgage Association

BY: 
BY: Laura A. Radmer, Vice President of Lawyers Title
of Arizona, Inc.

ITS: Attorney in Fact

(Notary Acknowledgment(s) on next page)

State of Arizona
County of Maricopa

} SS

This instrument was acknowledged before me this 23
day of May, 2011

by Laura A. Radmer, Vice President of Lawyers Title of
Arizona, Inc., as Attorney in Fact for Fannie Mae,
formally known as Federal National Mortgage
Association.

Michelle Sanchez
Notary Public

My commission will expire 02/22/14



**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Alice M. Brunson, an unmarried woman and Judy L. Roullard, an unmarried woman, 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 April 13, 2011, and executed by **Fannie Mae REO # D100W6C, formally known as Federal National Mortgage Association organized and existing under the laws of the United States of America** as Grantors, to **Alice M. Brunson, an unmarried woman and Judy L. Roullard, an unmarried woman** as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with 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 joint tenancy with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as joint tenancy with right of survivorship.

Dated: April 13, 2011

GRANTEES:

Alice M. Brunson

Alice M. Brunson

Judy L. Roullard

Judy L. Roullard

State of Arizona

County of MARICOPA } ss:

On May 18th, 2011 before me personally appeared **Alice M. Brunson and Judy L. Roullard**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above attached document in his or her authorized capacity (ies)

(Seal)



Deanna Dural
Notary Public

Commission Expires: 10/25/2011

Exhibit A

**Lot 123, OF PALM SPRINGS, according to Book 7 of Maps, Page 27, records of Pinal County,
Arizona.**

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 102-03-110
 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) _____

2. SELLER'S NAME AND ADDRESS
Fannie Mae REO # D100W6C
International Plaza 11 14221 Dallas Pkwy, #1000
Dallas, TX 75254-2916

3. (a) BUYER'S NAME AND ADDRESS:
Alice M. Brunson
2605 S Tomahawk Rd #191
Apache Junction, AZ 85119
 (b) Are the Buyer and Seller related? Yes ☐ No ☒
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
834 E Granada Ave, Apache Junction, AZ 85119

5. MAIL TAX BILL TO:
Alice M. Brunson
834 E Granada Ave, Apache Junction, AZ 85119

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 _____ County of _____
 Subscribed and sworn to before me this _____ day of _____, 2011
 Notary Public _____
 Notary Expiration Date _____



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: 05/24/2011 1542
 (d) Fee / Recording Number: FEE NUMBER: 2011-043581
 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: \$ 79,000.00

12. DATE OF SALE (Numeric Digits): 8 / 11
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 2166.00

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: _____

17. PARTY COMPLETING AFFIDAVIT, (Name, Address, Phone):
Fannie Mae REO # D100W6C
International Plaza 11 14221 Dallas Pkwy, #1000
Dallas, TX 75254-2916 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary)°
Lot(s) 123, of Palm Springs, Map Book 7, Map Page 27

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 24th day of May, 2011
 Notary Public _____
 Notary Expiration Date 10/25/2012

