



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

ERNEST Y. SCOTT
JOCELYN L. SCOTT
427 W. REEVES AVENUE
QUEEN CREEK, AZ 85140

3/4

DATE/TIME: 08/19/2011 1605
FEE: \$15.00
PAGES: 3
FEE NUMBER: 2011-069049



ESCROW NO.: 66110543 - 066 - SWA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Fulton Homes Sales Corporation, an Arizona Corporation

conveys to

Ernest Y. Scott and Jocelyn L. Scott, Husband and Wife

the following real property situated in Pinal County, Arizona:

Lot 618, Ironwood Crossing Unit 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona

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: August 17, 2011

Grantor(s):

 08/19/11

Fulton Homes Sales Corporation, an Arizona Corporation

State of Arizona } ss:
County of Maricopa

Entity

The foregoing Special Warranty Deed, dated August 17, 2011 and consisting of 1 pages, was

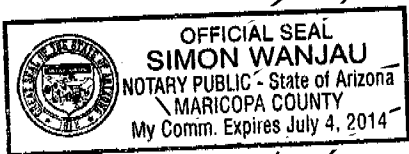
acknowledged before me this 19th day of August, 2011, by Katharine

Barnes

the Authorized Signer of Fulton Homes

Corporation

on behalf of the Corporation.



[Signature]
Notary Public

SPWARR01

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Ernest Y. Scott and Jocelyn L. Scott, Husband and Wife, each being first duly sworn upon oath, deposes and says, THAT I am one of the Grantees named in the deed attached to this Acceptance dated August 17, 2011, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Ernest Y. Scott and Jocelyn L. Scott, Husband and Wife** as Grantees, and which conveys the real property described as:

Lot 618, Ironwood Crossing Unit 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona

to the Grantees named in the deed, 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.

Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: August 17, 2011

GRANTEES:

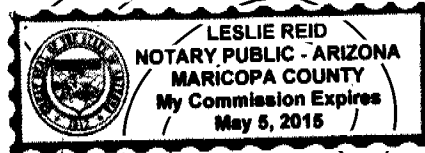
Ernest Y. Scott

Ernest Y. Scott

Jocelyn L. Scott

Jocelyn L. Scott

State of Arizona } ss:
County of Maricopa



Individual

The foregoing Acceptance of Joint Tenancy, dated August 17, 2011 and consisting of 1 pages, was acknowledged before me this 17 day of August, 2011, by

Ernest Y. Scott and Jocelyn L. Scott

Leslie Reid
Notary Public

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 109-18-61805
 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: 08/19/2011 1605
 (c) Date of Recording: FEE NUMBER: 2011-069049
 (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:
Fulton Homes Sales Corporation, an Arizona Corporation
9140 S. Kyrene Road, Ste 202, Tempe, AZ 85284

3. (a) BUYER'S NAME AND ADDRESS:
Ernest Y. Scott and Jocelyn L. Scott
2335 W. Teton Blvd Green River, WY 82935
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
427 W Reeves Ave. Queen Creek, AZ 85140

5. MAIL TAX BILL TO:
Ernest Y. Scott
427 W reeves Avenue Queen Creek, AZ 85140

6. PROPERTY TYPE (for Primary Parcel): (Check Only One Box)

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> Apartment Building	

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input checked="" type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other: _____

11. SALE PRICE: \$ 191,923.00

12. DATE OF SALE (Numeric Digits): 08 / 2011
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 101,923.00

14. METHOD OF FINANCING:

a. <input type="checkbox"/> Cash (100% of Sale Price)	e. <input checked="" type="checkbox"/> New loan(s) from financial institution:
b. <input type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input type="checkbox"/> Assumption of existing loan(s)	(2) <input checked="" type="checkbox"/> VA
d. <input type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> 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: _____

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.

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

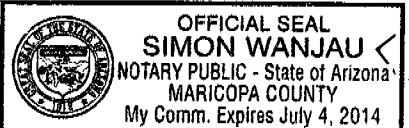
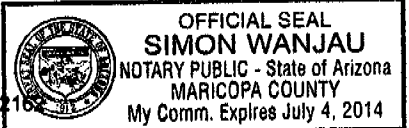
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Buyer @ #3 above

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 Arizona, County of Maricopa
 Subscribed and sworn to before me this 19th day of Aug, 2011
 Notary Public: _____
 Notary Expiration Date: 7/4/2014

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 19th day of Aug, 2011
 Notary Public: _____
 Notary Expiration Date: 7/4/2014



LEGAL DESCRIPTION

Lot 618, Ironwood Crossing Unit 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona

U
n
o
f
f
i
c
e
s