



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

CHARLES J. VOZEL JR.
GRACE T. VOZEL
844 W. HARVEST ROAD
QUEEN CREEK, AZ 85140

DATE/TIME: 01/04/2012 1644

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-000689



ESCROW NO.: 66111502 - 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

Charles J. Vozel Jr. and Grace T. Vozel, Husband and Wife

the following real property situated in Pinal County, Arizona:

LOT 84 IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC 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: December 27, 2011

Grantor(s):



Fulton Homes Sales Corporation, an Arizona
Corporation

Escrow No.: 66111502-066-SWA

State of Arizona } ss:

County of Maricopa

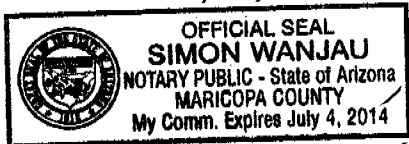
Entity

The foregoing Special Warranty Deed, dated December 27, 2011 and consisting of 1 page(s).

was acknowledged before me this 28th day of December, 2011, by

Norman Nicholls, Vice-President of Fulton Homes Sales Corporation, an Arizona corporation

Simon Wanjau
Notary Public



FFC
S
Spwarr01

ESCROW NO.: 66111502 066 SWA

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Charles J. Vozel Jr. and Grace T. Vozel, 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 December 27, 2011, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Charles J. Vozel Jr. and Grace T. Vozel, Husband and Wife** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

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

Dated: December 27, 2011

GRANTEES:

Charles J. Vozel Jr.

Charles J. Vozel Jr.

Grace T. Vozel

Grace T. Vozel

State of Arizona
County of Maricopa

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated December 27, 2011 and consisting of 1 page(s), was acknowledged before me this 28 day of Dec, 2011, by CHARLES J VOZEL JR & GRACE T VOZEL

Ronald Moberly

Notary Public

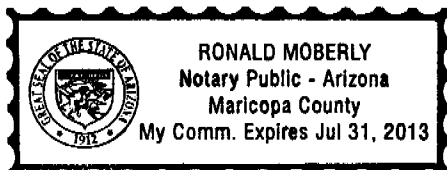


Exhibit A

LOT 84 IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF
PINAL COUNTY, ARIZONA.

IRONWOOD CROSSING

AFFIDAVIT OF PROPERTY VALUE

<p>1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S) Primary Parcel: <u>109-18-0840</u> BOOK MAP PARCEL SPLIT LETTER Does this sale include any parcels that are being split / divided? Check one: Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> 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) _____</p>	<p>9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank (a) County of Recordation: - PINAL COUNTY (b) Docket & Page Number: - DATE/TIME: 01/04/2012 1644 (c) Date of Recording: - FEE NUMBER: 2012-000689 (d) Fee / Recording Number: _____ Validation Codes: (e) ASSESSOR _____ (f) DOR _____</p> <hr/> <p align="center">ASSESSOR'S USE ONLY</p> Verify Primary Parcel in Item 1: _____ Use Code: _____ Full Cash Value: \$ _____
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2. SELLER'S NAME AND ADDRESS:
Fulton Homes Sales Corporation, an Arizona Corporation
9140 S. Kyrene Road, Suite 202, Tempe, AZ 85284

3. (a) BUYER'S NAME AND ADDRESS:
Charles J. Vozel Jr. and Grace T. Vozel
20934 E. Ocotillo #1071 Queen Creek, 85142

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

4. ADDRESS OF PROPERTY:
844 W Harvest Rd, Queen Creek, AZ 85140

5. MAIL TAX BILL TO:
Charles J. Vozel Jr. and Grace T. Vozel
844 W harvest Road 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	

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 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 Arizona, County of Maricopa
 Subscribed and sworn to before me this 28th day of Dec, 2011
 Notary Public: _____
 Notary Expiration Date: 7/4/2014

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: \$ 136,526.00

12. DATE OF SALE (Numeric Digits): 01/2012
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 27,326.00

14. METHOD OF FINANCING:

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

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

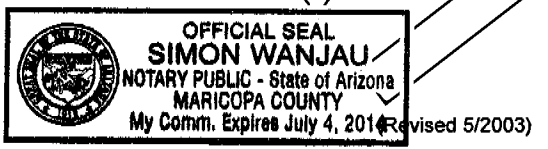
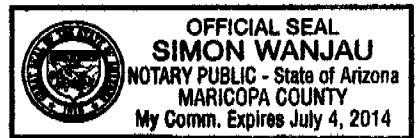
(b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ **00** AND
 briefly describe the Personal Property: _____

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

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 28th day of Dec, 2011
 Notary Public: _____
 Notary Expiration Date: 7/4/2014



LEGAL DESCRIPTION

LOT 84 IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL COUNTY, ARIZONA.

IRONWOOD CROSSING