



RECORDING REQUESTED BY  
Stewart Title & Trust of Phoenix, Inc.  
AND WHEN RECORDED MAIL TO:  
CLARENCE FOREMAN  
FRANCINE FOREMAN  
43265 W. BAILEY DR.  
MARICOPA, AZ 85138

DATE/TIME: 03/13/2012 1601  
FEE: \$11.00  
PAGES: 2  
FEE NUMBER: 2012-020430



ESCROW NO.: 12350067 - 035 - KH

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Warranty Deed

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

**Byron Bynum, An Unmarried Man**

do/does hereby convey to

**Clarence Foreman and Francine Foreman, Husband and Wife**

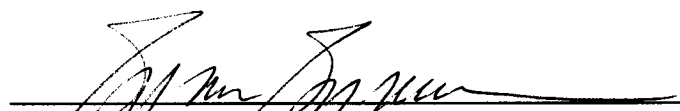
the following real property situated in Maricopa County, ARIZONA:

Lot 23, FINAL PLAT FOR PARCEL 7 AT HOMESTEAD NORTH, according to Cabinet F,  
Slide 140, records of Pinal County, Arizona.

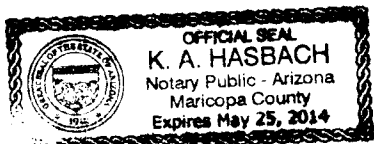
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,  
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities  
as may appear of record.

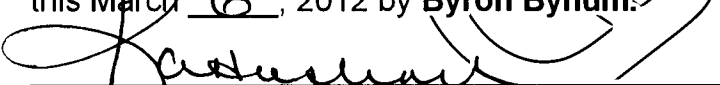
And I or we do warrant the title against all persons whomsoever, subject to the matters set forth  
above.

Dated March 6, 2012

  
Byron Bynum

State of ARIZONA } ss  
County of Maricopa



This instrument was acknowledged before me  
this March 6, 2012 by **Byron Bynum**.  
  
Notary Public

My commission will expire \_\_\_\_\_

ESCROW NO.: 12350067 - 035 - KH

### Acceptance of Community Property with Right of Survivorship

**Clarence Foreman and Francine Foreman, 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 March 6, 2012, and executed by **Byron Bynum**, as Grantors, to **Clarence Foreman and Francine Foreman, Husband and Wife**, as Grantees, and which conveys certain premises described as:

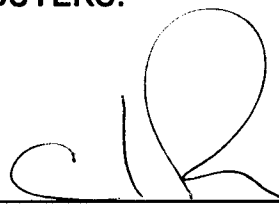
Lot 23, FINAL PLAT FOR PARCEL 7 AT HOMESTEAD NORTH, according to Cabinet F, Slide 140, records of Pinal County, Arizona.


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 March 6, 2012

**BUYERS:**

  
\_\_\_\_\_  
Clarence Foreman

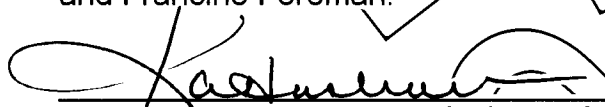
  
\_\_\_\_\_  
Francine Foreman

State of **ARIZONA**  
County of **Maricopa**

} ss

This instrument was acknowledged before me this March 9, 2012 by Clarence Foreman and Francine Foreman.



  
\_\_\_\_\_  
Notary Public  
My commission will expire 5-25-2014

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)  
 Primary Parcel: 512-43-6440  
 BOOK MAP PARCEL SPLIT LETTER  
 Does this sale include any parcels that are being split / divided?  
 Check one: Yes  No  X  
 How many parcels, other than the Primary Parcel, are included in this sale?  
 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: - DATE/TIME: 03/13/2012 1601 -  
 (c) Date of Recording: - FEE NUMBER: 2012-020430 -  
 (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  
Byron Bynum  
13132 E. Lupine Ave., Scottsdale, AZ 85259

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:  
Clarence Foreman  
43265 W. Bailey Dr.  
Maricopa, AZ 85138  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No  X  
 If Yes, state relationship: \_\_\_\_\_

11. SALE PRICE: \$ \_\_\_\_\_ 220,000.00  
 12. DATE OF SALE (Numeric Digits): 3 / 2012  
 Month Year  
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:  
41070 W. Hopper Dr., Maricopa, AZ 85138

13. DOWN PAYMENT: \$ \_\_\_\_\_ 5,000.00

5. MAIL TAX BILL TO:  
Clarence Foreman  
41070 W. Hopper Dr., Maricopa, AZ 85138

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: PRIVATE PARTY

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

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  X  
 (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:  
 X 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."

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

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):  
Stewart Title & Trust of Phoenix, Inc.  
3145 S. Price Road, Suite 110 Chandler, AZ 85248  
Phone (480) 557-4610

18. LEGAL DESCRIPTION (attach copy if necessary)  
Lot(s) 23, of Final Plat for Parcel 7 at Homestead North, Cabinet F, Slide 140

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 6 day of MARCH, 2012  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

Signature of Buyer/Agent \_\_\_\_\_  
 State of Arizona, County of MARICOPA  
 Subscribed and sworn to before me this 9 day of MARCH, 2012  
 Notary Public \_\_\_\_\_  
 Notary Expiration Date \_\_\_\_\_

