



Recording Requested By:
First American Title

DATE/TIME: 07/12/2012 1536
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2012-059302

When Recorded, Return to:
Cody B. Green and Erica L. Green
2811 West 17th Avenue
Apache Junction 85119



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No. 229- 5473638

SPECIAL WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we, Wilson Parker Homes of Apache Junction, Inc., a Georgia corporation, GRANTOR, does hereby convey to Cody B. Green and Erica L. Green, husband and wife as community property with right of survivorship, GRANTEE, the following described property, situate in Maricopa County, Arizona:

LOT 31, OF CASA VILLA SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 144. EXCEPT ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 247, PAGE 552.

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

AND the Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed July 6, 2012.

WILSON PARKER HOMES OF APACHE JUNCTION, INC., a Georgia corporation

By: 
Stephen S. Sasso, Authorized Agent

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me, July 6, 2012 by Stephen S. Sasso, Authorized Agent of Wilson Parker Homes of Apache Junction, Inc., a Georgia corporation, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires:

3/14/2016





Notary Public

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **07/10/2012** by and between **Wilson Parker Homes of Apache Junction, Inc.** and **Cody B. Green and Erica L. Green.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: **07/10/2012**

Cody B Green by Erica L Green
as attorney in fact
Cody B. Green by Erica L. Green as Attorney
In Fact

Erica L. Green
Erica L. Green

STATE OF **ARIZONA**

County of Maricopa

)
)ss.
)

On July 11, 2012, before me, the undersigned Notary Public, personally appeared **Cody B. Green and Erica L. Green**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

* by Erica L. Green as his attorney-in-fact

WITNESS my hand and official seal.

My Commission Expires: 3/14/2016

Carol M. Rieger

Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 102-43-0490 7
 BOOK MAP PARCEL SPLIT

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 (attach list if necessary):

(1) _____ (2) _____
 (3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Wilson Parker Homes of Apache Junction, Inc.
1490 S. Price Road, #104
Chandler, AZ 85286

3. (a) BUYER'S NAME AND ADDRESS:

Cody B. Green and Erica L. Green
2811 West 17th Avenue
Apache Junction, AZ 85120

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

4. ADDRESS OF PROPERTY:

2811 West 17th Avenue
Apache Junction, AZ 85120

5. MAIL TAX BILL TO:

Cody B. Green and Erica L. Green
2811 West 17th Avenue
Apache Junction, AZ 85120

6. PROPERTY TYPE (for primary parcel): NOTE: Check Only One Box

- a. Vacant land
- b. Single Family Residence
- c. Condo or Townhouse
- d. 2-4 Plex
- e. Apartment Building
- f. Commercial or Industrial Use
- g. Agriculture
- h. Mobile or manufactured Home
 Affixed Not Affixed
- i. Other Use; Specify: _____

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 used as a primary residence. Owner occupied, not a primary residence.
- To be rented to someone other than a "family member".

See reverse side for definition of a "primary residence" or "family member."

8. If you checked **e or **f** in item 6 above, indicate the number of units:**
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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

- a. Warranty Deed
- b. Special Warranty Deed
- c. Joint Tenancy Deed
- d. Contract or Agreement
- e. Quit Claim Deed
- f. Other:

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 Pinal Maricopa
 Subscribed and sworn to before me on this 11th day of July 20 2012
 Notary Public _____
 Notary Expiration Date 3/14/2016



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/12/2012 1536

FEE NUMBER: 2012-059302

10. SALE PRICE: \$ 154,947.00 00

11. DATE OF SALE (Numeric Digits): 07 / 12 / 2012
 Month/Year

12. DOWN PAYMENT \$ 3,424 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price)
- b. Barter 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: _____

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property: \$ 00 AND briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: None

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

First American Title Insurance Company
2850 East Camelback Road, Suite 180
Phoenix, AZ 85016
229-5473638 (CD) Phone (602)954-3644

18. LEGAL DESCRIPTION (attach copy if necessary):

LOT 31, OF CASA VILLA SUBDIVISION, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 144.

EXCEPT ALL OIL AND MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED IN DOCKET 247, PAGE 552.

Signature of Buyer / Agent Erica L. Green
 State of Arizona _____, County of Pinal Maricopa
 Subscribed and sworn to before me on this 11th day of July 20 2012
 Notary Public _____
 Notary Expiration Date 3/14/2016

