



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

ASTON R. KELLY
CAROL A. KELLY
1265 S. AARON #337
MESA, AZ 85209

DATE/TIME: 09/27/2012 1146
FEE: \$11.00
PAGES: 3
FEE NUMBER: 2012-083787



ESCROW NO.: 66120424 - 066 - MRA

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

Aston R. Kelly and Carol A. Kelly, Husband and Wife

the following real property situated in **Pinal** County, Arizona:

LOT 282, 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: September 24, 2012

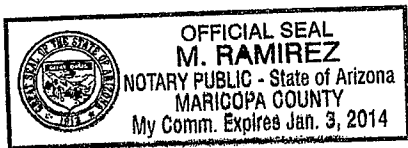
Grantor(s):

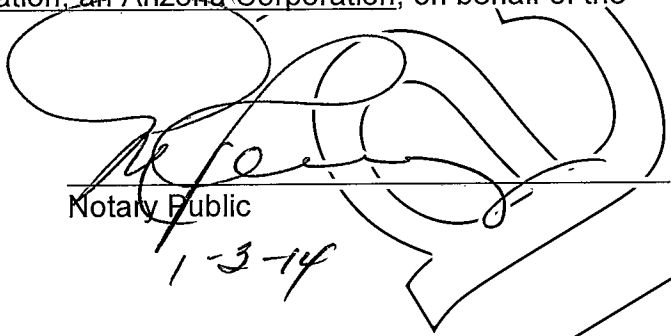


Fulton Homes Sales Corporation, an Arizona
Corporation

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated September 24, 2012 and consisting of 1 pages, was
acknowledged before me this 26 day of September, 2012, by Katharine Barnes, the
Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the
Corporation.





Notary Public
1-3-14

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Aston R. Kelly and Carol A. Kelly, 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 September 24, 2012, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Aston R. Kelly and Carol A. Kelly, Husband and Wife** as Grantees, and which conveys the real property described as:

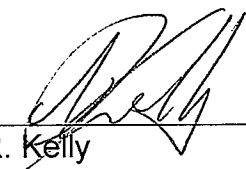
See Exhibit A attached hereto and made a part hereof.

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.

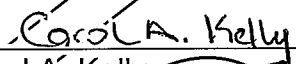
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: September 24, 2012

GRANTEES:



Aston R. Kelly



Carol A. Kelly

State of Arizona } ss:
County of Maricopa

The foregoing Acceptance of Community Property with Right of Survivorship, dated September 24, 2012 and consisting of 1 page(s), was acknowledged before me this 25 day of SEP, 2012, by Aston R. Kelly and Carol A. Kelly.



Notary Public

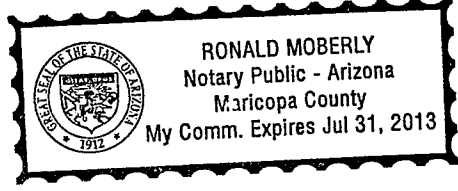


Exhibit A

LOT 282, 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

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: <u>109-18-2820</u>
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:

Fulton Homes Sales Corporation, an Arizona Corporation
9140 S. Kyrene Road, #202, Tempe, AZ 85284
Tempe, AZ 85284

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

Aston R. Kelly
1265 S. Aaron #337, Mesa, AZ 85209

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

4. ADDRESS OF PROPERTY:

161 W. Sweet Shrub Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Aston R. Kelly
161 W. Sweet Shrub Avenue
San Tan Valley, AZ 85140

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

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

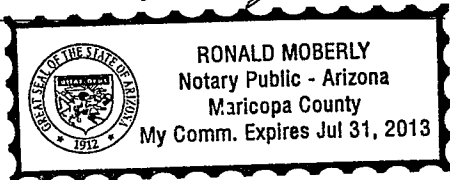
8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 AZ, County of MARICOPA
 Subscribed and sworn to before me on this 25 day of SEP 2012
 Notary Public: Ronald Moberly
 Notary Expiration Date: _____



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 09/27/2012 1146
FEE NUMBER: 2012-083787

10. SALE PRICE: \$ 225,973.00

11. DATE OF SALE (Numeric Digits): 09/2012
 Month / Year

12. DOWN PAYMENT \$ 4,094.00

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:
 \$ _____ AND _____
 briefly describe the Personal Property: _____

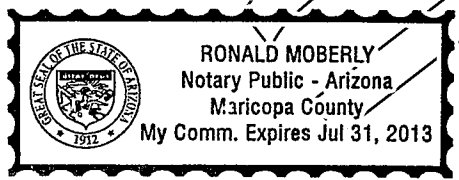
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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):
Security Title Agency
3100 W. Ray Rd., Ste. 143, Chandler, AZ 85226
(480) 838-8788

18. LEGAL DESCRIPTION (attach copy, if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent: _____
 State of AZ, County of MARICOPA
 Subscribed and sworn to before me on this 25 day of SEP 2012
 Notary Public: Ronald Moberly
 Notary Expiration Date: _____



Escrow No. 66120424-066-MRA

EXHIBIT "A"
Legal Description

LOT 282, 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