



RECORDING REQUESTED BY
Security Title Agency
AND WHEN RECORDED MAIL TO:
JEANINE M. RUBY
517 W. PAMPA AVENUE
MESA, AZ 85210

DATE/TIME: 10/30/2012 1601
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2012-093779



ESCROW NO.: 66120709 - 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

Jeanine M. Ruby, An Unmarried Woman

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

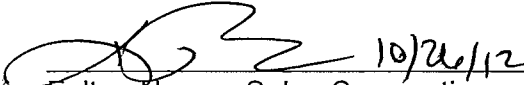
LOT 167, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL,
COUNTY, ARIZONA.

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: October 25, 2012

Grantor(s):

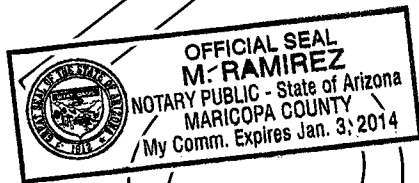


Fulton Homes Sales Corporation, an Arizona
Corporation

Escrow No.: 66120709-066-MRA

State of Arizona } ss:
County of Maricopa

The foregoing, Special Warranty Deed, dated October 25, 2012 and consisting of 2 pages, was acknowledged before me this 26 day of October, 2012, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



[Handwritten Signature]

Notary Public

1-3-14

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-18-1670			
	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

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

Jeanine M. Ruby
517 W. Pampa Avenue, Mesa, AZ 85210

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

4. ADDRESS OF PROPERTY:

716 W. Yellow Wood Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Jeanine M. Ruby
716 W. Yellow Wood Ave.
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."

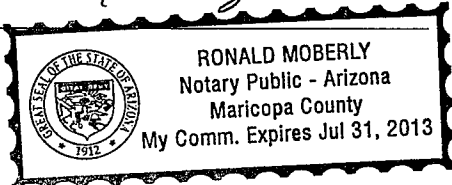
8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 7 day of OCT 2012
 Notary Public: Ronald Moberly
 Notary Expiration Date: _____



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 10/30/2012 1601

FEE NUMBER: 2012-093779

10. SALE PRICE: \$ 245,393.00

11. DATE OF SALE (Numeric Digits): 10/12
 Month / Year

12. DOWN PAYMENT \$ 4,449.00

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: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

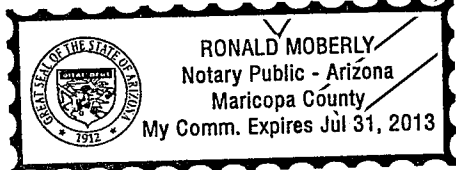
(a) Did the Sale price in Item 10 include solar energy devises, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No

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 7 day of OCT 2012
 Notary Public: Ronald Moberly
 Notary Expiration Date: _____



Escrow No. 66120709-066-MRA

EXHIBIT "A"
Legal Description

LOT 167, 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.