



RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

FULTON HOMES SALES CORPORATION  
9140 S. KYRENE ROAD, STE 202  
TEMPE, AZ 85284 SHERRY L. LOAR

DATE/TIME: 02/13/2013 1445

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-012726



ESCROW NO.: 66121043 - 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 Corporation, an Arizona Corporation**

conveys to

**Fulton Homes Sales Corporation, an Arizona Corporation**

the following real property situated in Pinal County, Arizona:

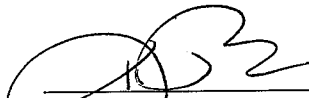
LOT 202, IRONWOOD CROSSING-UNIT 1, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT CABINET-H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL,  
COUNTY, ARIZONA.

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: February 6, 2013

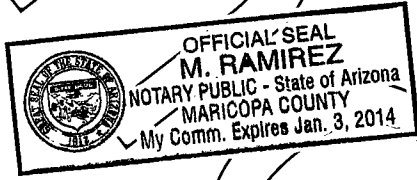
**Grantor(s):**

 02/06/13  
\_\_\_\_\_  
Fulton Homes Corporation, an Arizona  
Corporation

Escrow No.: 66121043-066-MRA

State of Arizona } ss:  
County of Maricopa

The foregoing Special Warranty Deed, dated February 6, 2013 and consisting of 2 pages, was acknowledged before me this 6 day of February, 2013, by Katharine Barnes, the Authorized Signer of Fulton Homes Corporation, an Arizona Corporation, on behalf of the Corporation.



*[Handwritten Signature]*  
\_\_\_\_\_  
Notary Public  
1-3-14

*[Large diagonal watermark text: SPWARR01]*

# AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel:	109-18-202			
	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 Corporation, an Arizona Corporation  
9140 S. Kyrene Road, #202, Tempe, AZ 85284

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

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

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

**4. ADDRESS OF PROPERTY:**

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

**5. MAIL TAX BILL TO:**

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

**6. PROPERTY TYPE (for Primary Parcel): NOTE: 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<br><input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| 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 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. <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:                |

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 02/13/2013 1445**

**FEE NUMBER: 2013-012726**

**10. SALE PRICE: \$ 146,768.36**

**11. DATE OF SALE (Numeric Digits):** 2/13  
 Month / Year

**12. DOWN PAYMENT \$ 146,768.36**

**13. METHOD OF FINANCING:**

- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution:<br>(1) <input type="checkbox"/> Conventional<br>(2) <input type="checkbox"/> VA<br>(3) <input type="checkbox"/> FHA |
| b. <input type="checkbox"/> Barter 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)              |   |

**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 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

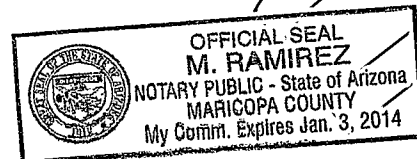
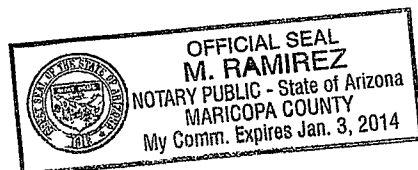
**18. LEGAL DESCRIPTION (attach copy if necessary):**

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

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 [Signature]  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 10 day of Feb 2013  
 Notary Public [Signature]  
 Notary Expiration Date 1-3-14

Signature of Buyer / Agent [Signature]  
 State of Arizona County of Maricopa  
 Subscribed and sworn to before me on this 13 day of Feb 2013  
 Notary Public [Signature]  
 Notary Expiration Date 1-3-14



Escrow No. 66121043-066-MRA

**EXHIBIT "A"**  
**Legal Description**

LOT 202, 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