



RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

EDWARD BLANCHARD  
MELISSA BLANCHARD  
364 W. SWEET SHRUB AVENUE  
SAN TAN VALLEY, AZ 85140

DATE/TIME: 03/27/2013 0937

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2013-024792



ESCROW NO.: 66121197 - 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

**Edward Blanchard and Melissa Blanchard, Husband and Wife**

the following real property situated in Pinal County, Arizona:

LOT 302, 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: March 22, 2013

**Grantor(s):**

  
03/28/13  
Fulton Homes Sales Corporation, an Arizona  
Corporation

Escrow No.: 66121197-066-MRA

State of Arizona } ss:  
County of Maricopa

Entity

The foregoing Special Warranty Deed, dated March 22, 2013 and consisting of 1 pages, was acknowledged before me this 25<sup>th</sup> day of March, 2013, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



[Signature]  
Notary Public

SPWARR01

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Edward Blanchard and Melissa Blanchard, 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 March 22, 2013, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Edward Blanchard and Melissa Blanchard, 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: March 22, 2013

GRANTEES:

*Edward Blanchard*

Edward Blanchard

*Melissa Blanchard*

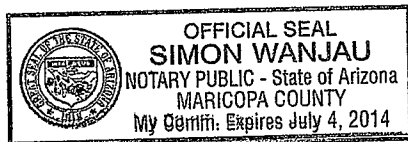
Melissa Blanchard

State of Arizona  
County of Maricopa

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 22, 2013 and consisting of 2 page(s), was acknowledged before me this 22<sup>nd</sup> day of March, 2013, by Edward Blanchard and Melissa Blanchard



*Simon Wanjau*  
Notary Public

Exhibit A

LOT 302, 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: <input checked="" type="checkbox"/> | 109-18-30206 |     |        |       |
|   | 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:

Edward Blanchard and Melissa Blanchard  
501 E. Hearne Way Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

364 W. Sweet Shrub Avenue  
Queen Creek, AZ 85140

5. MAIL TAX BILL TO:

Edward Blanchard and Melissa Blanchard  
364 W Sweet Shrub Ave  
San Tan Valley AZ 85140

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               |
|  | <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:                |

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 AZ, County of Maricopa  
 Subscribed and sworn to before me on this 25th day of March, 2013  
 Notary Public: [Signature]  
 Notary Expiration Date: 7/4/2014

**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 03/27/2013 0937**

**FEE NUMBER: 2013-024792**

10. SALE PRICE: \$ 240,015.00

11. DATE OF SALE (Numeric Digits): 03/2013  
 Month / Year

12. DOWN PAYMENT \$ 240,015.00

13. METHOD OF FINANCING:
- |  |   |
|--|---|
| a. <input checked="" type="checkbox"/> Cash (100% of Sale Price) | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade                      | (1) <input type="checkbox"/> Conventional                           |
| c. <input type="checkbox"/> Assumption of existing loan(s)       | (2) <input type="checkbox"/> VA                                     |
|  | (3) <input type="checkbox"/> FHA                                    |
| d. <input type="checkbox"/> Seller Loan (Carryback)              | f. <input type="checkbox"/> 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 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: \_\_\_\_\_

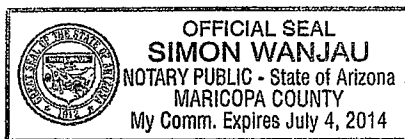
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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: [Signature]  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 22nd day of March, 2013  
 Notary Public: [Signature]  
 Notary Expiration Date: 7/4/2014



Escrow No. 66121197-066-MRA

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

LOT 302, 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.