



**RECORDING REQUESTED BY:**  
**Ultra Escrow Incorporated**

**AND WHEN RECORDED MAIL TO:**

**Zona Real Estate, LLC**  
**2501 South Roanoke Street**  
**Gilbert, AZ 85295**

Order No. **9904-4321437**  
Escrow No. **AZ1885-DL**

DATE/TIME: 04/02/2013 1459

FEE: \$11.00

PAGES: 3

FEE NUMBER: 2013-026810



This area reserved for County Recorder

**SPECIAL WARRANTY DEED**

A.P.N. #504-58-0180 9

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Federal National Mortgage Association**

do/does hereby convey to **Zona Real Estate, LLC**, a Arizona Limited Liability Company  
the following real property situated in **Pinal County, Arizona:**

**See Exhibit "A" attached hereto and made a part hereof**

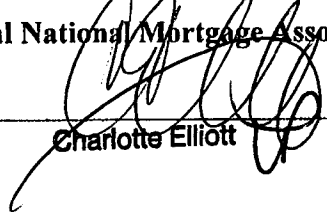
GRANTEE HEREIN SHALL BE PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR  
A SALES PRICE OF GREATER THAN **\$94,800.00** FOR A PERIOD OF **THREE (3)** MONTH(S)  
FROM THE DATE OF THE RECORDING OF THIS DEED. GRANTEE SHALL ALSO BE  
PROHIBITED FROM ENCUMBERING SUBJECT PROPERTY WITH A SECURITY INTEREST IN  
THE PRINCIPAL AMOUNT OF GREATER THAN **\$94,800.00** FOR A PERIOD OF **THREE (3)**  
MONTH(S) FROM THE DATE OF THE RECORDING OF THIS DEED. THESE RESTRICTIONS  
SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO GRANTEE. THIS RESTRICTION  
SHALL TERMINATE IMMEDIATELY UPON CONVEYANCE AT ANY FORECLOSURE SALE  
RELATED TO A MORTGAGE OR DEED OF TRUST.

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.

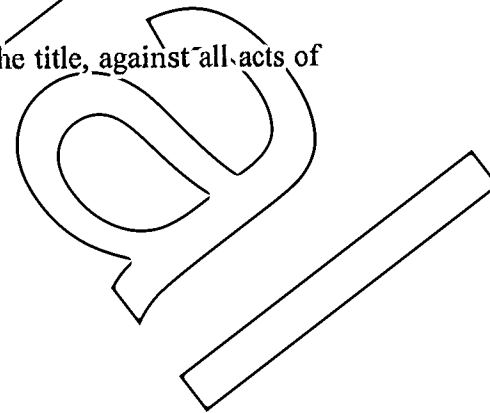
And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of  
the Grantor herein, and no other, subject to the matters set forth.

Dated: **3-11-13**

**Federal National Mortgage Association**

By:   
**Charlotte Elliott**

Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent



STATE OF

Texas

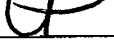
COUNTY OF

Dallas

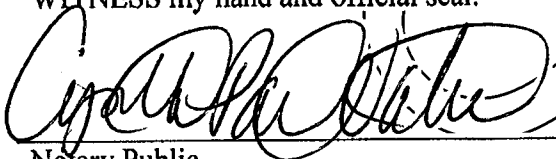
} S.S.

Authorized Signer of First American Title  
Insurance Company as Attorney in fact  
And/or agent

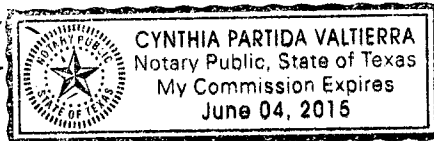
On 3-11-13, before me, Cynthia Partida Valtierra,

notary public personally appeared Charlotte Elliott  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.

WITNESS my hand and official seal.



Notary Public



My Commission Expires:

6-4-15

This area for official notarial seal.

THIS NOTARY CERTIFICATE IS TO BE ATTACHED TO:

DATE OF DOCUMENT: \_\_\_\_\_

BY AND BETWEEN \_\_\_\_\_

CONSISTING OF \_\_\_\_\_ PAGES AND WAS EXECUTED IN CONJUNCTION WITH \_\_\_\_\_

**Exhibit "A"**

**Legal Description**

A.P.N.: 504-58-01809 and 504-58-0180 9

Real property in the City of Casa Grande, County of Pinal, State of Arizona, described as follows:

LOT 18, OF CASA GRANDE LAKES UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 47.

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel BOOK 504-58-0180 9 MAP PARCEL SPLIT

Does this sale include any parcels that are being split/divided?

Check one: Yes  No

How many parcel numbers, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) \_\_\_\_\_ (2) \_\_\_\_\_  
(3) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

Federal National Mortgage Association  
14221 Dallas Parkway #1000  
Dallas, TX-75254

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

Zona Real Estate, LLC  
2501 South Roanoke Street  
Gilbert, AZ 86295

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

**4. ADDRESS OF PROPERTY:**

2158 North Nancy Lane  
Casa Grande, AZ 86122

**5. MAIL TAX BILL TO:**

BUYERS ADDRESS AS SHOWN ABOVE.

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- a.  Vacant Land
- b.  Single Family Residence
- c.  Condo/Townhouse
- d.  2-4 Plex
- e.  Apartment Building
- f.  Commercial/Industrial
- g.  Agriculture
- h.  Mobile Home
- 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 primary residence
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

See page two for definition of a "primary residence" or "family member."

**8. If you checked a 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

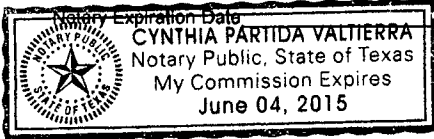
THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent Charlotte Elliott

State of TX County of Dallas

Subscribed and sworn to before me on this 19 day of NOV 2013

Notary Public [Signature]



Authorized Signer of First American Title Insurance Company as Attorney in fact And/or agent

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 04/02/2013 1459

FEE NUMBER: 2013-026810

10. SALE PRICE: \$ 79,000.00 00

11. DATE OF SALE (Numeric Digits): 3/04/2013  
Month / Year

12. DOWN PAYMENT \$ 00

**13. METHOD OF FINANCING**

- a.  Cash (100% of Sale Price)
- b.  Barter or trade
- c.  Assumption
- 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 in 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 in 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)**

Ultra Escrow Incorporated  
14351 Myford Road, Suite H  
Tustin, CA 92780

(714) 388-1610

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

SEE ATTACHED LEGAL DESCRIPTION

Signature of Buyer / Agent \_\_\_\_\_

State of \_\_\_\_\_ County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**AFFIDAVIT OF PROPERTY VALUE**

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

Primary Parcel 504-68-0180 9  
BOOK MAP PARCEL SPLIT

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- i.  Other Use, Specify: \_\_\_\_\_

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- Owner occupied, not a primary residence.

See page two 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
- c.  Contract or Agreement
- d.  Quit Claim Deed
- e.  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 \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**FOR RECORDER'S USE ONLY**

10. SALE PRICE: \$79,000.00 00

11. DATE OF SALE (Numeric Digits): 3/04/2013  
Month / Year

12. DOWN PAYMENT \$ 00

**13. METHOD OF FINANCING**

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Ultra Escrow Incorporated  
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Tustin, CA 92780  
(714) 368-1810

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

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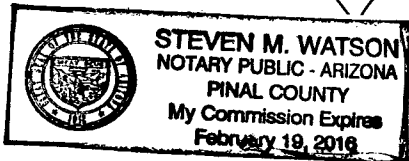
Signature of Buyer / Agent \_\_\_\_\_

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 28 day of March 2013

Notary Public \_\_\_\_\_

Notary Expiration Date Feb 19 2014



**Exhibit "A"**

**Legal Description**

A.P.N.: 504-58-01809 and 504-58-01809

Real property in the City of Casa Grande, County of Pinal, State of Arizona, described as follows:

LOT 18, OF CASA GRANDE LAKES UNIT II, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET C, SLIDE 47.

COPIES