



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

Recording Requested by
Great American Title Agency, Inc.

AFTER RECORDING MAIL TO:
West Clear Creek Properties LLC,
an Arizona limited liability corporation

DATE/TIME: 04/19/2013 1226

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-032311



Escrow# 00501795 -018 DRW

APN# 109-31-2350

Attorney# 10-51514

This area reserved for County Recorder

Special Warranty Deed

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

Federal Home Loan Mortgage Corporation

do/does hereby convey to

West Clear Creek Properties LLC, an Arizona limited liability corporation

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

Lot 235, of PECAN CREEK SOUTH UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet-F, Slide 170.

SUBJECT TO all taxes and other assessments, reservations in patents and all easements, rights-of-way, covenants, encumbrances, liens, 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, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

**GRANTOR(S):
Federal Home Loan Mortgage Corporation**

By: *[Signature]*
**Melinda Bentley, FHLMC Team Lead for Tiffany &
Bosco. P.A. as attorney in fact for Federal Home Loan
Mortgage Corporation**

STATE OF ARIZONA
COUNTY OF MARICOPA

On the 4th day of April, 2013 before me, Judy A. Reynolds, a Notary Public for said State, personally appeared Melinda Bentley, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Judy Reynolds
[Signature]
Notary Public in and for said State
My commission will expire 4-20-2013



2013

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-31-2350
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? 0

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

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Federal Home Loan Mortgage Corporation
PO BOX 730453
Dallas, TX 75373

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

West Clear Creek Properties LLC, an Arizona limited liability corporation
4180 E Creekview Drive
Camp Verde, AZ 86322

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

4. ADDRESS OF PROPERTY:

747 E Daniella Dr
Queen Creek, AZ 85140

5. MAIL TAX BILL TO:

West Clear Creek Properties LLC, an Arizona limited liability corporation
4180 E. Creekview Drive
Camp Verde, AZ 86322

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

- a. Vacant Land
- b. Single Family Resident
- 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.
- 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. 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.

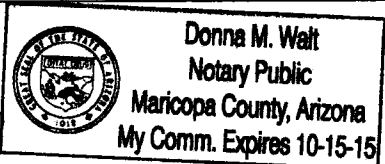
Signature of Seller (Agent) _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 17 day of April, 2013

Notary Public _____

Notary Expiration Date 10-15-15



FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 04/19/2013 1226

FEE NUMBER: 2013-032311

10. SALE PRICE: \$ 115,100.00

11. DATE OF SALE (Numeric Digits): 3/13
Month / Year

12. DOWN PAYMENT \$ 115,100.00

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: n/a

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

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):
BUYER AND SELLER HEREIN

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

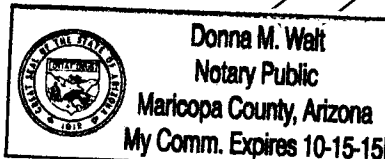
Signature of Buyer (Agent) _____

State of AZ, County of Maricopa

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Notary Public _____

Notary Expiration Date 10-15-15



Escrow No. 00501795-018-DRW

EXHIBIT "A"
Legal Description

Lot 235, of PECAN CREEK SOUTH UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 170.

WORLDWIDE