



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

JANICE LAWLER-HOSFORD

404 W. SHAWNEE DRIVE
CHANDLER, AZ 85225

DATE/TIME: 07/25/2013 1545

FEE: \$11.00

PAGES: 2

FEE NUMBER: 2013-061594



ESCROW NO.: 66130198 - 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

Janice Lawler-Hosford, A Married Woman as her Sole and Separate Property

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


Lot 272, Ironwood Crossing Unit 1, according to Cabinet H, Slide 11, 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: July 25, 2013

Grantor(s):

 07/25/13

Fulton Homes Sales Corporation, an Arizona Corporation

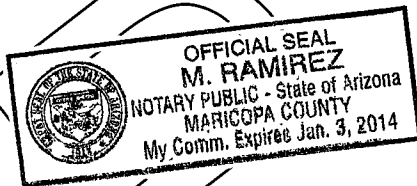
State of Arizona

} ss:

County of Maricopa

Entity

The foregoing Special Warranty Deed, dated July 25, 2013 and consisting of 2 page(s), was acknowledged before me this 25 day of July, 2013, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation on behalf of the Corporation.




Notary Public

1-3-14

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-18-272			
	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:

Janice Lawler-Hosford
404 W. Shawnee Drive, Chandler, AZ 85225

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

4. ADDRESS OF PROPERTY:

399 W. Sweet Shrub Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Janice Lawler-Hosford
399 W. Sweet Shrub Ave
San Tan Valley, AZ 85140

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

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use
b. ☒ Single Family Residence g. ☐ Agricultural
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home
i. ☐ Other Use; Specify: _____
d. ☐ 2-4 Plex
e. ☐ 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:

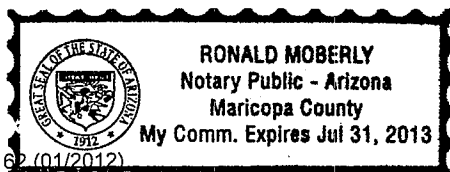
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed
c. ☐ Joint Tenancy 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 MaricopaSubscribed and sworn to before me on this 27 day of July, 2013Notary Public Ronald MoberlyNotary Expiration Date 07/31/13

DOR FORM 82162 (01/2012)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 07/25/2013 1545

FEE NUMBER: 2013-061594

10. SALE PRICE: \$ 229,154.00

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

12. DOWN PAYMENT \$ 11,458.00

13. METHOD OF FINANCING:

- a. ☐ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:
b. ☐ Barter or trade (1) ☒ Conventional
c. ☐ Assumption of existing loan(s) (2) ☐ VA
f. ☐ Other financing; Specify: _____
d. ☐ 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: _____

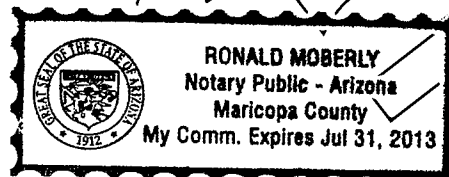
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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.

Signature of Buyer / Agent Janice Lawler-Hosford
State of AZ, County of Maricopa
Subscribed and sworn to before me on this 25 day of July, 2013
Notary Public Ronald Moberly
Notary Expiration Date 07/31/13



Escrow No. 66130198-066-MRA

EXHIBIT "A"
Legal Description

Lot 272, Ironwood Crossing, Unit 1, according to Cabinet H, Slide 11, records of Pinal County, Arizona.