



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Security Title Agency

AND WHEN RECORDED MAIL TO:

JOHN PARKS  
MARY PARKS  
1311 E. AZALEA DRIVE  
GILBERT, AZ 85298

DATE/TIME: 01/24/2014 1624

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-004613



ESCROW NO.: 66131073 - 066 - MRA

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Special Warranty Deed**

For the consideration of Ten Dollars, and other valuable consideration,

**Fulton Home Sales Corporation, an Arizona Corporation**

conveys to

**John Parks and Mary Parks, Husband and Wife**

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

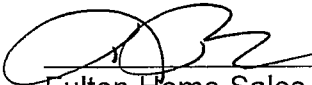
Lot 1240, Ironwood Crossing Unit-3B, according to Fee No. 2012-081597, records of Pinal County, Arizona.

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: January 21, 2014

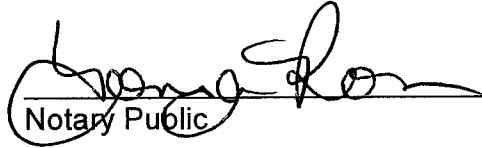
**Grantor(s):**

 01/21/14  
\_\_\_\_\_  
Fulton Home Sales Corporation, an Arizona Corporation

Escrow No.: 66131073-066-MRA

State of Arizona } ss:  
County of Maricopa

The foregoing Special Warranty Deed, dated January 21, 2014 and consisting of 2 page(s), was acknowledged before me this 21 day of January, 2014, by Katharine Barnes, the Authorized Signer of Fulton Home Sales Corporation, an Arizona Corporation, on behalf of the Corporation.

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



*Fulton Home Sales Corporation*

ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

**John Parks and Mary Parks, 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 January 21, 2014, and executed by **Fulton Home Sales Corporation, an Arizona Corporation** as Grantors, to **John Parks and Mary Parks, 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: January 21, 2014

**GRANTEES:**

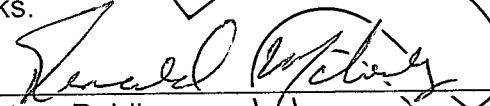
  
\_\_\_\_\_  
John Parks

  
\_\_\_\_\_  
Mary Parks

State of Arizona  
County of Maricopa

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated January 21, 2014 and consisting of 1 page(s), was acknowledged before me this 21 day of Jan 2014, by John Parks and Mary Parks.

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

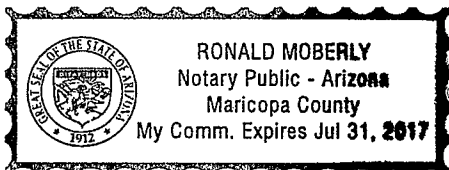


Exhibit A

Lot 1240, Ironwood Crossing Unit 3B, according to Fee No. 2012-081597, records of Pinal County, Arizona.

IRONWOOD CROSSING

**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-52-780			
	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 Home Sales Corporation, an Arizona Corporation  
 9140 S. Kyrene Road, #202, Tempe, AZ 85284

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

John Parks and Mary Parks  
 1311 E. Azalea Drive, Gilbert, AZ 85298

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

4. ADDRESS OF PROPERTY:

40815 N. Olive Street  
 San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

John Parks and Mary Parks  
 40815 N Olive St.  
 San Tan Valley 85140

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

- a.  Vacant Land
- b.  Single Family Residence
- 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.
- To be rented to someone other than a "family member."
- Owner occupied, not a primary residence.

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:

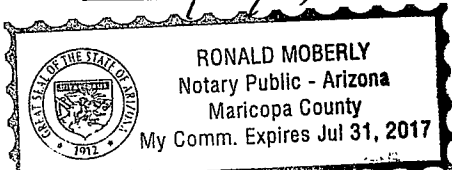
For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

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 27 day of Jan 2014  
 Notary Public Ronald Moberly  
 Notary Expiration Date 07/31/17



**FOR RECORDER'S USE ONLY**

**PINAL COUNTY**

**DATE/TIME: 01/24/2014 1624**

**FEE NUMBER: 2014-004613**

10. SALE PRICE: \$ 259,441.00

11. DATE OF SALE (Numeric Digits): January/2014  
 Month / Year

12. DOWN PAYMENT \$ 72,695.00

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: \_\_\_\_\_

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: \_\_\_\_\_

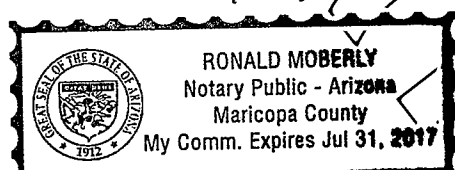
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

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 John Parks  
 State of AZ, County of MARICOPA  
 Subscribed and sworn to before me on this 27 day of Jan 2014  
 Notary Public Ronald Moberly  
 Notary Expiration Date 07/31/17



Escrow No. 66131073-066-MRA

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

**Lot 1240, Ironwood Crossing Unit 3B, according to Fee No. 2012-081597, records of Pinal County, Arizona.**