

RECORDING REQUESTED BY
Security Title Agency
AND WHEN RECORDED MAIL TO:
FULTON HOMES SALES CORPORATION
9140 S KYRENE RD #202
TEMPE, AZ 85284



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/12/2014 1350
FEE: \$11.00
PAGES: 2
FEE NUMBER: 2014-033991



ESCROW NO.: 66140506 - 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 Corporation, an Arizona Corporation

conveys to

Fulton Home Sales Corporation, an Arizona Corporation

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

Lot 1466, Ironwood Crossing Unit-3C, according to Fee No. 2012-081598, 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: June 3, 2014

Grantor(s):


Fulton Homes Corporation, an Arizona Corporation

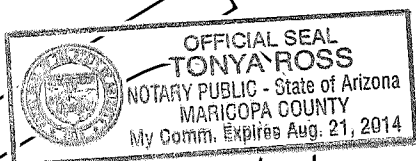
By: ~~Douglas S. Fulton~~ *Katherine Barnes*
Its: ~~CEO~~ *Authorized Signer*

Spwarr01

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated June 3, 2014 and consisting of 2 page(s), was acknowledged before me this 4 day of June, 2014, by Katharine Barnes, the Authorized Signer of Fulton Homes Corporation, an Arizona Corporation, on behalf of the Corporation.


Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-53-490		
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 Corporation, an Arizona Corporation
9140 S. Kyrene Road, #202, Tempe, AZ 85284

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

Fulton Home Sales Corporation, an Arizona Corporation
9140 S Kyrene Rd #202, Tempe, AZ 85284(b) Are the Buyer and Seller related? Yes ☒ No ☐
If Yes, state relationship: Common Ownership

4. ADDRESS OF PROPERTY:

1301 West Dove Tree Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Fulton Home Sales Corporation, an Arizona Corporation
9140 S Kyrene Rd #202
Tempe, AZ 85284

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: |

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/12/2014 1350

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10. SALE PRICE: \$ 89,805.19

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

12. DOWN PAYMENT \$ 89,805.19

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.

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

06/04/14

Signature of Buyer / Agent

06/04/14

State of Arizona, County of Maricopa

State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of June 2014

Subscribed and sworn to before me on this 4 day of June 2014

Notary Public

Notary Public

Notary Expiration Date

Notary Expiration Date

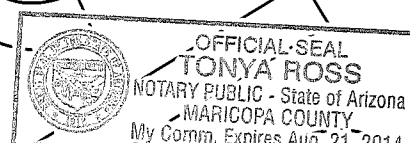
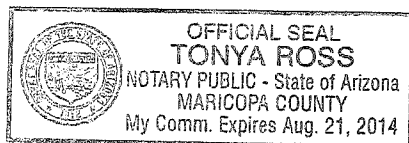


EXHIBIT "A"
Legal Description

Lot 1466, Ironwood Crossing Unit 3C, according to Fee No. 2012-081598, records of Pinal County, Arizona.