

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

JAMES H. LITTLEJOHN
RUTH C. LITTLEJOHN
472 E. HOLSTEIN TRAIL
SAN TAN VALLEY, AZ 85143

ESCROW NO.: 66140506 - 066 - MRA



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 06/12/2014 1350

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2014-033992



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

James H. Littlejohn and Ruth C. Littlejohn, Husband and Wife as Community Property with Right of Survivorship

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 Home Sales Corporation, an Arizona Corporation

By: ~~Douglas S. Fulton~~ *Katharine 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 Home Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



Notary Public



WARRANTY

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

James H. Littlejohn and Ruth C. Littlejohn, Husband and Wife as Community Property with Right of Survivorship, 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 June 3, 2014, and executed by ~~Fulton Home Sales Corporation, an Arizona Corporation~~ as Grantors, to James H. Littlejohn and Ruth C. Littlejohn, Husband and Wife as Community Property with Right of Survivorship 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: June 3, 2014

GRANTEES:

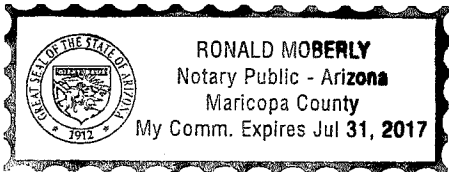

James H. Littlejohn


Ruth C. Littlejohn

State of Arizona
County of Maricopa

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated June 3, 2014 and consisting of 2 page(s), was acknowledged before me this 3 day of June, 2014, by James H. Littlejohn and Ruth C. Littlejohn.




Notary Public

Exhibit A

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

IRONWOOD CROSSING

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 Home Sales Corporation, an Arizona Corporation
9140 S. Kyrene Road, #202, Tempe, AZ 85284

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

James H. Littlejohn and Ruth C. Littlejohn
472 E. Holstein Trail
San Tan Valley, AZ 85143

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

4. ADDRESS OF PROPERTY:

1301 West Dove Tree Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

James H. Littlejohn and Ruth C. Littlejohn
1301 West Dove Tree 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
 Affixed Not Affixed
d. 2-4 Plex i. Other Use; Specify: _____
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:

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/12/2014 1350

FEE NUMBER: 2014-033992

10. SALE PRICE: \$ 334,018.00

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

12. DOWN PAYMENT \$ 0.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
b. Barter or trade (1) Conventional
(2) VA
c. Assumption of existing loan(s) (3) FHA
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.

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 13 day of June 2014

Notary Public

Notary Expiration Date 07/31/17

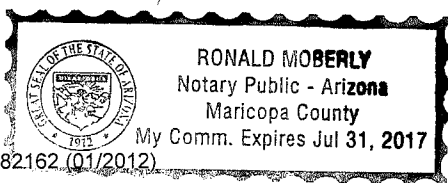
Signature of Buyer / Agent

State of AZ, County of MARICOPA

Subscribed and sworn to before me on this 13 day of June 2014

Notary Public

Notary Expiration Date 07/31/17



DOR FORM 82162 (01/2012)

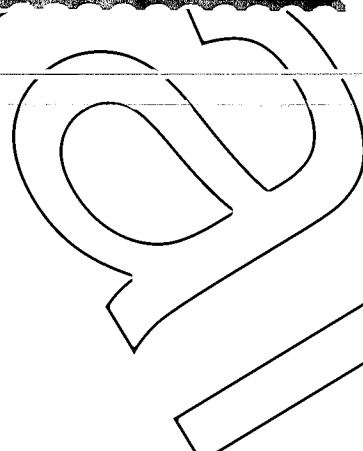
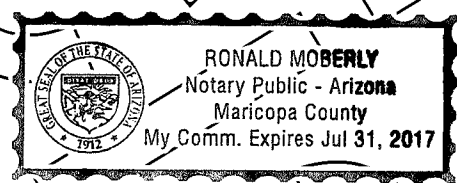


EXHIBIT "A"
Legal Description

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

UNRECORDED