

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:
FULTON HOME SALES CORPORATION

9140 S KYRENE RD #202
TEMPE, AZ 85284

DATE/TIME: 08/27/2015 1349

FEE: \$17.00

PAGES: 2

FEE NUMBER: 2015-055943



ESCROW NO.: 66150319 -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 1488, 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: August 13, 2015

Grantor(s):

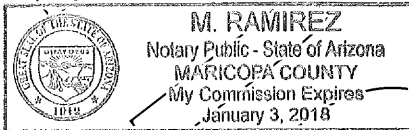
Fulton Homes Corporation, an Arizona Corporation


By: Katharine Barnes
It's Authorized Signer

Escrow No.: 66150319-066-MRA

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated August 13, 2015 and consisting of 2 page(s), was acknowledged before me this 24 day of August, 2015, by Katharine Barnes, the Authorized Signer of Fulton Homes Corporation, an Arizona Corporation, on behalf of the Corporation.





Notary Public
1-3-18

AFFIDAVIT OF PROPERTY VALUE**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: 109-53-512
 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:

1424 W. Popcorn Tree Avenue
San Tan Valley, AZ 85140

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

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

(b) Next tax payment due October 1, 2015

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:

- a. ☐ To be used as a primary residence.
 b. ☐ To be rented to someone other than a "qualified family member."
 c. ☒ To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "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.****FOR RECORDER'S USE ONLY****PINAL COUNTY**

DATE/TIME: 08/27/2015 1349

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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: _____

10. SALE PRICE: \$ 119,558.01

11. DATE OF SALE (Numeric Digits): February / 2015
 Month / Year

12. DOWN PAYMENT \$ 119,558.01

13. METHOD OF FINANCING:

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

Fulton Homes Corporation, an Arizona Corporation
9140 S Kyrene Rd #202, Tempe, AZ 85284
 Phone: 480-153-6789

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 Arizona County of Maricopa

Subscribed and sworn to before me on this 24 day of August, 2015

Notary Public

Notary Expiration Date 1-3-18

Signature of Buyer / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 24 day of August, 2015

Notary Public

Notary Expiration Date 1-3-18



M. RAMIREZ
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 January 3, 2018



M. RAMIREZ
 Notary Public - State of Arizona
 MARICOPA COUNTY
 My Commission Expires
 January 3, 2018

EXHIBIT "A"
Legal Description

Lot 1488, Ironwood Crossing Unit 3C, according to Fee No. 2012-081598, records of Pinal County, Arizona.