



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

RICHARD T. OVERFIELD
DANNY HIXSON
6745 E. SUPERSTITION SPRINGS BLVD.,
#1061
MESA, AZ 85206

DATE/TIME: 12/22/2015 0842

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2015-081439



ESCROW NO.: 66150744 -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

Richard T. Overfield, An Unmarried Man and Danny Hixson, An Unmarried Man

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

Lot 1551, 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: December 9, 2015

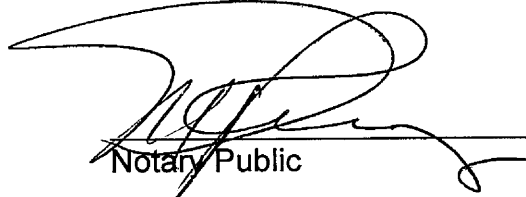
Grantor(s):

Fulton Home Sales Corporation, an Arizona Corporation

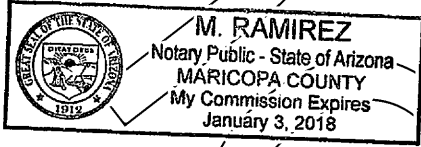

By: Katharine Barnes
It's Authorized Signer

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated December 9, 2015 and consisting of 2 page(s), was acknowledged before me this 15 day of December, 2015, by Katharine Barnes, the Authorized Signer of Fulton-Home Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



Notary Public
1-3-18



COPIES

ESCROW NO.: 66150744 066 MRA

ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Richard T. Overfield, An Unmarried Man and Danny Hixson, An Unmarried Man, 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 December 9, 2015, and executed by **Fulton Home Sales Corporation, an Arizona Corporation** as Grantors, to **Richard T. Overfield, An Unmarried Man and Danny Hixson, An Unmarried Man** as Grantees, and which conveys the real property described as:

See Exhibit A attached hereto and made a part hereof.

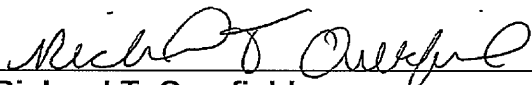
to the Grantees named in the deed, not as tenants in common, nor as community property, nor as community property with right of survivorship, but as joint tenancy with right of survivorship.

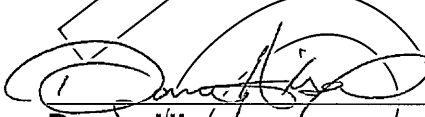
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as a joint tenancy with right of survivorship and to acquire any interest we may have in the real property under the terms of the deed as joint tenancy with right of survivorship.

Dated: December 9, 2015

GRANTEES:

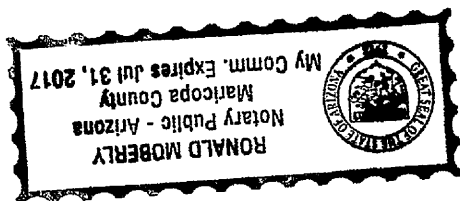
BUYERS:


Richard T. Overfield


Danny Hixson

State of Arizona } ss:
County of Maricopa

The foregoing Acceptance of Joint Tenancy, dated December 9, 2015 and consisting of 1 page(s), was acknowledged before me this 17 day of Dec, 2015, by **Richard T. Overfield and Danny Hixson.**



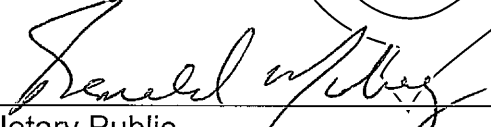

Notary Public

Exhibit A

Lot 1551, 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: 109-53-575
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:

Richard T. Overfield
6745 E. Superstition Springs Blvd., #1061
Mesa, AZ 85206

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

4. ADDRESS OF PROPERTY:

41450 N. Soap Berry St.
San Tan Valley, AZ 85140

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

Richard T. Overfield
41450 N. Soap Berry St.
San Tan Valley, AZ 85140

(b) Next tax payment due April 2016

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
- 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:

- 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.

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 17 day of July, 2015

Notary Public Ronald Moberly

Notary Expiration Date 07/31/17

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 12/22/2015 0843

FEE NUMBER: 2015-081439

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: _____

10. SALE PRICE: \$ 274,869.00

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

12. DOWN PAYMENT \$ 4,980.00

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: _____

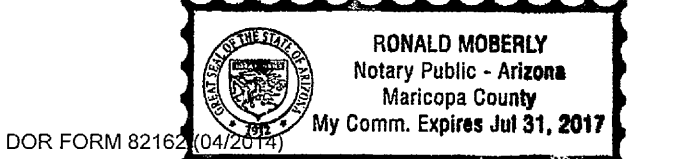
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Buyer Herein / _____

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.



Signature of Buyer / Agent _____

State of AZ, County of Maricopa

Subscribed and sworn to before me on this 17 day of July, 2015

Notary Public Ronald Moberly

Notary Expiration Date 07/31/17

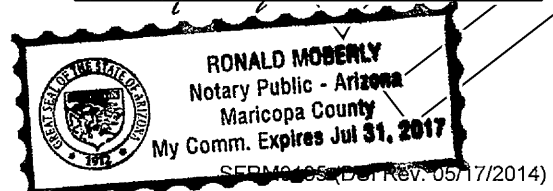


EXHIBIT "A"
Legal Description

Lot 1551, Ironwood Crossing Unit 3C, according to Fee No. 2012-081598, records of Pinal County, Arizona.