



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

RECORDING REQUESTED BY  
Lawyers Title of Arizona, Inc.

AND WHEN RECORDED MAIL TO:

JOE AUDIA  
KIMBERLY ANNE-CASE AUDIA  
1826 N. HOLLISTER  
OVID, MI 48866

DATE/TIME: 07/14/2016 1620

FEE: \$18.00

PAGES: 6

FEE NUMBER: 2016-046183



ESCROW NO.: 01845403 - 419 - GA1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**FANNIE MAE, A/K/A FEDERAL NATIONAL MORTGAGE ASSOCIATION,**

do/does hereby convey to

**Joe Audia and Kimberly Anne-Case Audia, husband and wife**

the following real property situated in Pinal County, Arizona:

See Exhibit A attached hereto and made a part hereof.

Grantee herein shall be prohibited from conveying subject property for a Sales Price of greater than \$410,400.00 for a period of 3 month(s) from the date of the recording of this deed. Grantee shall also be prohibited from encumbering subject property with a Security Interest in the principal amount greater than \$410,400.00 for a period of 3 month(s) from the date of the recording of this deed. These Restrictions shall run with the land and are not personal to Grantee. These Restrictions shall terminate immediately upon conveyance at any foreclosure sale related to a Mortgage or Deed of Trust.

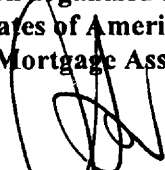
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

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 this 8th day of July, 2016

**SELLERS:**

**Fannie Mac A/K/A Federal National Mortgage Association organized and existing under the laws of the United States of America who acquired title as Federal National Mortgage Association**

BY:   
\_\_\_\_\_  
Lawyers Title Company, as Attorney in Fact

State of \_\_\_\_\_ } ss  
County of \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_  
day of \_\_\_\_\_, \_\_\_\_\_ by **Lawyers Title Company,  
Inc, as Attorney In Fact for Fannie Mae, A/K/A Federal  
National Mortgage Association**

*See the attached*

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

My commission will expire \_\_\_\_\_

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Riverside )

On July 13, 2016 before me, Sandra Monica Vesino, a Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Cassandra Bertotti  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature \_\_\_\_\_  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
Title or Type of Document: Special Warranty Deed Document Date: 7/8/2016  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**  
Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer -- Title(s): \_\_\_\_\_  
 Partner --  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**Exhibit A**

**Parcel No. 1:**

**The North 716.26 feet of the West half of the Northwest quarter of the Southeast quarter of Section 24, Township 1-North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;**

**EXCEPT the North 348.00 feet of the West 405.00 feet thereof; and**

**EXCEPT the North 179.00 feet thereof; and**

**EXCEPT the South 358.13 feet thereof;**

**EXCEPT all the coal and other minerals as reserved in Patent from the United States of America.**

**Parcel No. 2:**

**An easement for ingress, egress and public utilities over the South 5 feet of the North 343 feet of the West 400 feet of the West half of the Northwest quarter of the Southeast quarter of Section 24, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

**Parcel No. 3:**

**An easement for ingress, egress and public utilities over the South 5 feet of the North 348 feet of the West 400 feet of the West half of the Northwest quarter of the Southeast quarter of Section 24, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

**Parcel No. 4:**

**An easement for ingress, egress and public utilities over the West 5 feet;**

**EXCEPT the South 10.13 feet thereof of the following described property:**

**The North 716.26 feet of the West half of the Northwest quarter of the Southeast quarter of Section 24, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.**

**EXCEPT the West 400 feet thereof; and**

**EXCEPT the North 179.00 feet thereof; and**

**EXCEPT the South 358.13 feet thereof.**

**ACCEPTANCE OF COMMUNITY PROPERTY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"**

Joe Audia and Kimberly Anne-Case Audia, husband and wife, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other, deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated July 8, 2016, and executed by Fannie Mae A/K/A Federal National Mortgage Association as Grantors, to Joe Audia and Kimberly Anne-Case Audia, husband and wife as Grantees, and which conveys certain premises described as:

See Exhibit A attached hereto and made a part hereof.

to the Grantees named therein, 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.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated: June 6, 2016

**GRANTEES:**

*Joe Audia*  
Joe Audia

*Kimberly Anne-Case Audia*  
Kimberly Anne-Case Audia

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**EXCEPT the North 179.00 feet thereof; and**

**EXCEPT the South 358.13 feet thereof.**



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

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