



RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

ANTHONY JOSEPH BENFIELD
CATHERINE DENISE BENFIELD
3568 E. ODESSA DRIVE
SAN TAN VALLEY, AZ 85140

DATE/TIME: 08/28/2018 1345

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2018-065209



ESCROW NO.: 66171872 - 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 Sales Corporation, an Arizona Corporation

conveys to

Anthony Joseph Benfield and Catherine Denise Benfield, Husband and Wife

the following real property situated in Pinal County, Arizona:

Lot 1753, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983,
records of Pinal County, Arizona.

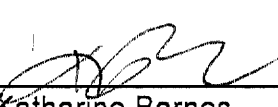
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record.

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 17, 2018

Grantor(s):

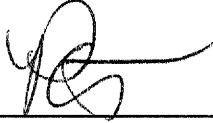
Fulton Homes Sales Corporation, an Arizona
Corporation


By: Katharine Barnes
It's Authorized Signer

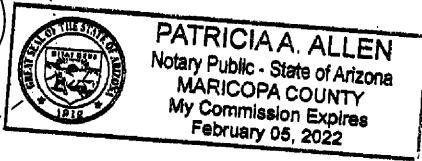
08/21/18

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated August 17, 2018 and consisting of 2 page(s), was acknowledged before me this 21 day of August, 2018, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



Notary Public



BOB
ALLEN
SPWARR

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Anthony Joseph Benfield and Catherine Denise Benfield, Husband and Wife, 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 August 17, 2018, and executed by Fulton Homes Sales Corporation, an Arizona Corporation as Grantors, to Anthony Joseph Benfield and Catherine Denise Benfield, Husband and Wife 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: August 17, 2018

GRANTEES:

Anthony Joseph Benfield
Anthony Joseph Benfield

Catherine Denise Benfield
Catherine Denise Benfield

State of Arizona
County of Maricopa

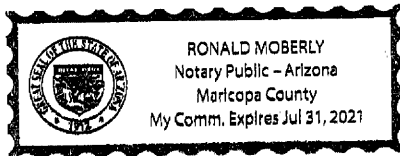
} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated August 17, 2018 and consisting of 1 page(s), was acknowledged before me this 21 day of

Aug 2018, by ANTHONY JOSEPH BENFIELD & CATHERINE DENISE BENFIELD

Ronald Moberly
Notary Public



Acptep

Exhibit A

Lot 1753, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983, records of Pinal County, Arizona.

IRONWOOD CROSSING

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-4240
 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 Sales Corporation, an Arizona Corporation
9140 S. Kyrene Road, #202, Tempe, AZ 85284

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

Anthony Joseph Benfield
3568 E. Odessa Drive
San Tan Valley, AZ 85140

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

4. ADDRESS OF PROPERTY:

945 W. Sisso Tree Avenue
Queen Creek, AZ 85140

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

Anthony Joseph Benfield
945 W. Sisso Tree Ave
Queen Creek AZ 85140

(b) Next tax payment due October/ 2018

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
 Affixed Not Affixed
- 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:

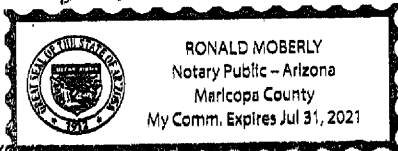
- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

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 27 day of July 2018
 Notary Public Ronald Moberly
 Notary Expiration Date 07/31/21



FOR RECORDER'S USE ONLY

PINAL COUNTY
 DATE/TIME: 08/28/2018 1345
 FEE NUMBER: 2018-065209

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: \$ 279,180.00

11. DATE OF SALE (Numeric Digits): 12 / 17
 Month / Year

12. DOWN PAYMENT \$ 55,836.00

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 Anthony Joseph Benfield
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 27 day of July 2018
 Notary Public Ronald Moberly
 Notary Expiration Date 07/31/21

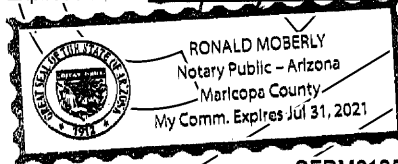


EXHIBIT "A"
Legal Description

Lot 1753, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983, records of Pinal County, Arizona.

IRONWOOD CROSSING