



RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

JOSEPH A LAMBERTUS
TERESA S LAMBERTUS
1106 W SNOWBELL AVE
QUEEN CREEK, AZ 85140

DATE/TIME: 01/08/2019 0843

FEE: \$17.00

PAGES: 4

FEE NUMBER: 2019-001269



ESCROW NO.: 66180277 - 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

Joseph A Lambertus and Teresa S Lambertus, Husband and Wife

the following real property situated in Pinal County, Arizona:

Lot 1836, 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: January 2, 2019

Grantor(s):

Fulton Homes Sales Corporation, an Arizona
Corporation

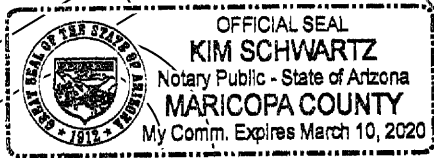

By: Katharine Barnes
It's Authorized Signer

01/04/19

State of Arizona
County of Maricopa

} ss:

The foregoing Special Warranty Deed, dated January 2, 2019 and consisting of 2 page(s), was acknowledged before me this 4th day of January, 2019, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.





Notary Public

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Joseph A Lambertus and Teresa S Lambertus, 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 January 2, 2019, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Joseph A Lambertus and Teresa S Lambertus, 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: January 2, 2019

GRANTEES:

Joseph A Lambertus
Joseph A Lambertus

Teresa S Lambertus
Teresa S Lambertus

State of Arizona
County of Maricopa

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated January 2, 2019 and consisting of 1 page(s), was acknowledged before me this 3 day of Jan 2019, by **Joseph A Lambertus and Teresa S Lambertus**.

Ronald Moberly
Notary Public

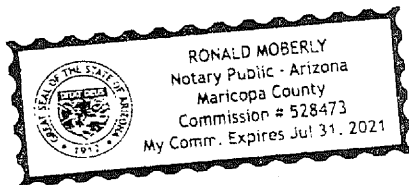


Exhibit A

Lot 1836, 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: 109-54-5070
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:

Joseph A Lambertus
209 Toyon Lane
Winters, CA 95694

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

4. ADDRESS OF PROPERTY:

1106 W Snowbell Avenue
Queen Creek, AZ 85140

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

Joseph A Lambertus
1106 W Snowbell Ave
Queen Creek AZ 85140

(b) Next tax payment due 10/2019

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.

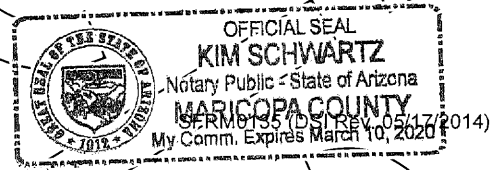
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Arizona County of Maricopa
Subscribed and sworn to before me on this 4 day of January 2019
Notary Public _____
Notary Expiration Date 3/10/2020

Signature of Buyer / Agent _____
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 4 day of January 2019
Notary Public _____
Notary Expiration Date 3/10/2020



DOR FORM 82162 (04/2014)

SPRMO 95 (DOR REV. 05/17/2014)

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 01/08/2019 0843

FEE NUMBER: 2019-001269

- 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: \$ 323,408.90

11. DATE OF SALE (Numeric Digits): 2 / 2018
Month / Year

12. DOWN PAYMENT \$ 0

- 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.

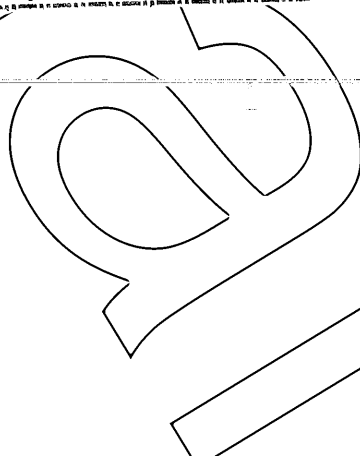


EXHIBIT "A"
Legal Description

Lot 1836, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983, records of Pinal County, Arizona.