



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 08/13/2019 0822  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2019-065712

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

REGINA MARIE BALDRIDGE  
DORIS MAIRE BALDRIDGE  
1026 E DOUGLASS AVENUE  
GILBERT, AZ 85234

ESCROW NO.: 66190550 - 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

**Regina Marie Baldrige, An Unmarried Woman and Doris ~~Maire~~ Baldrige, An Unmarried Woman**

Marie

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

Lot 1913, IRONWOOD CROSSING UNIT 4C, according to the plat recorded in Recording No. 2017-019531, 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 6, 2019

**Grantor(s):**

Fulton Homes Sales Corporation, an Arizona Corporation

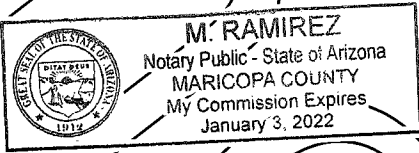
  
08/08/19

By: Katharine Barnes  
It's Authorized Signer

Escrow No.: 66190550-066-MRA

State of Arizona } ss:  
County of Maricopa

The foregoing Special Warranty Deed, dated August 6, 2019 and consisting of 2 page(s), was acknowledged before me this 8 day of August, 2019, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



*[Signature]*  
\_\_\_\_\_  
Notary Public  
*1-3-22*

**FOR FULTON**

ACCEPTANCE OF JOINT TENANCY  
WITH RIGHT OF SURVIVORSHIP  
"DEED"

Regina Marie Baldrige, An Unmarried Woman and Doris Marie Baldrige, An Unmarried Woman, 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 6, 2019, and executed by Fulton Homes Sales Corporation, an Arizona Corporation as Grantors, to Regina Marie Baldrige, An Unmarried Woman and Doris Marie Baldrige, An Unmarried Woman 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: August 6, 2019

GRANTEES:

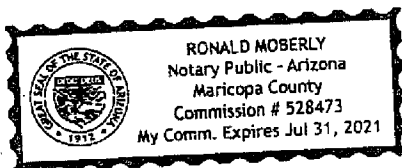
BUYERS:

Regina Marie Baldrige  
Regina Marie Baldrige

Doris Marie Baldrige  
Doris Marie Baldrige

State of Arizona } ss:  
County of Maricopa

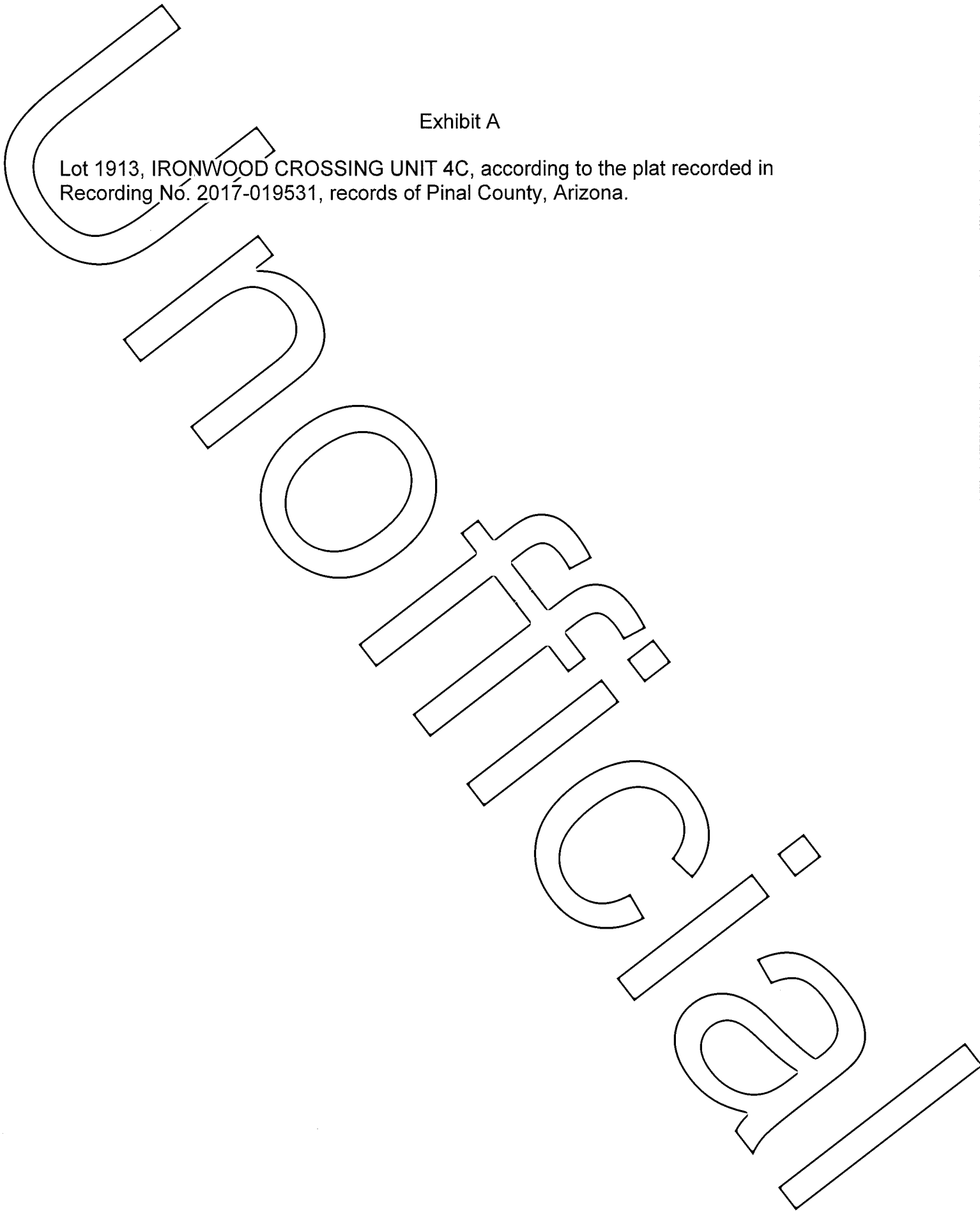
The foregoing Acceptance of Joint Tenancy, dated August 6, 2019 and consisting of 1 page(s), was acknowledged before me this 6 day of August 2019, by Regina Marie Baldrige and Doris Marie Baldrige.



Ronald Moberly  
Notary Public

Exhibit A

Lot 1913, IRONWOOD CROSSING UNIT 4C, according to the plat recorded in  
Recording No. 2017-019531, records of Pinal County, Arizona.



**AFFIDAVIT OF PROPERTY VALUE**

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 109-54-6970  
 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:

Regina Marie Baldrige  
1026 E Douglass Avenue  
Gilbert, AZ 85234

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

4. ADDRESS OF PROPERTY:

1289 W Spine Tree Avenue  
Queen Creek, AZ 85140

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

Regina Marie Baldrige  
1289 W Spine Tree Ave  
Queen Creek AZ 85140

(b) Next tax payment due Oct 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 Regina Marie Baldrige  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 22 day of Aug 2019  
 Notary Public Ronald Moberly  
 Notary Expiration Date 07/31/21

**FOR RECORDER'S USE ONLY**

COUNTY OF RECORDATION PINAL  
 FEE NO \_\_\_\_\_  
 RECORD DATE 2019-065712  
08/13/2019

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: \$ 265,210.00

11. DATE OF SALE (Numeric Digits): April / 2019  
 Month / Year

12. DOWN PAYMENT \$ 75,000.00

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. x  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:  
 \$ \_\_\_\_\_ AND \_\_\_\_\_  
 briefly describe the Personal Property: \_\_\_\_\_

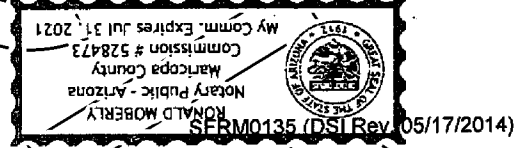
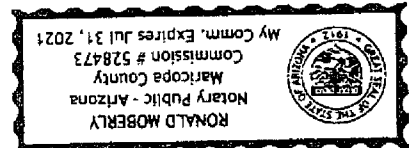
15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

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 Regina Marie Baldrige  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 22 day of Aug 2019  
 Notary Public Ronald Moberly  
 Notary Expiration Date 07/31/21



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

Lot 1913, IRONWOOD CROSSING UNIT 4C, according to the plat recorded in Recording No. 2017-019531,  
records of Pinal County, Arizona.

