



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

BRITTANI N SIKORSKY
NATHANIEL R EMRY
11025 S 51ST
PHOENIX, AZ 85044

DATE/TIME: 10/23/2019 1107

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2019-089563

ESCROW NO.: 66190393 - 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

Brittani N Sikorsky, A Single Woman and Nathaniel R Emry, A Single Man
the following real property situated in Pinal County, Arizona:

Lot 1982, 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: October 17, 2019

Grantor(s):

Fulton Homes Sales Corporation, an Arizona
Corporation

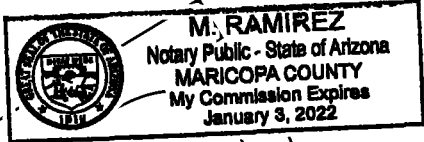

By: Katharine Barnes
It's Authorized Signer

10/23/19

Spwan01

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated October 17, 2019 and consisting of 2 page(s), was acknowledged before me this 17 day of October, 2019, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



[Handwritten Signature]

Notary Public
1-3-22

WARRANTY

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

Brittani N Sikorsky, A Single Woman and Nathaniel R Emry, A Single 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 October 17, 2019, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Brittani N Sikorsky, A Single Woman and Nathaniel R Emry, A Single 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: October 17, 2019

GRANTEES:

Brittani N Sikorsky 10/17/19
Brittani N Sikorsky

Nathaniel R Emry 10/17/19
Nathaniel R Emry

**NOTARY ACKNOWLEDGEMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP DEED**

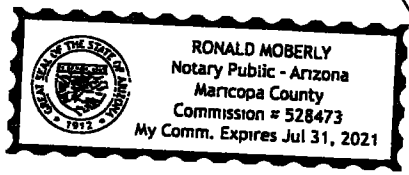
State of Arizona
County of Maricopa

Acknowledged before me this 17 day of OCT 2019

by Brittani N Sikorsky and Nathaniel R Emry

(Seal)

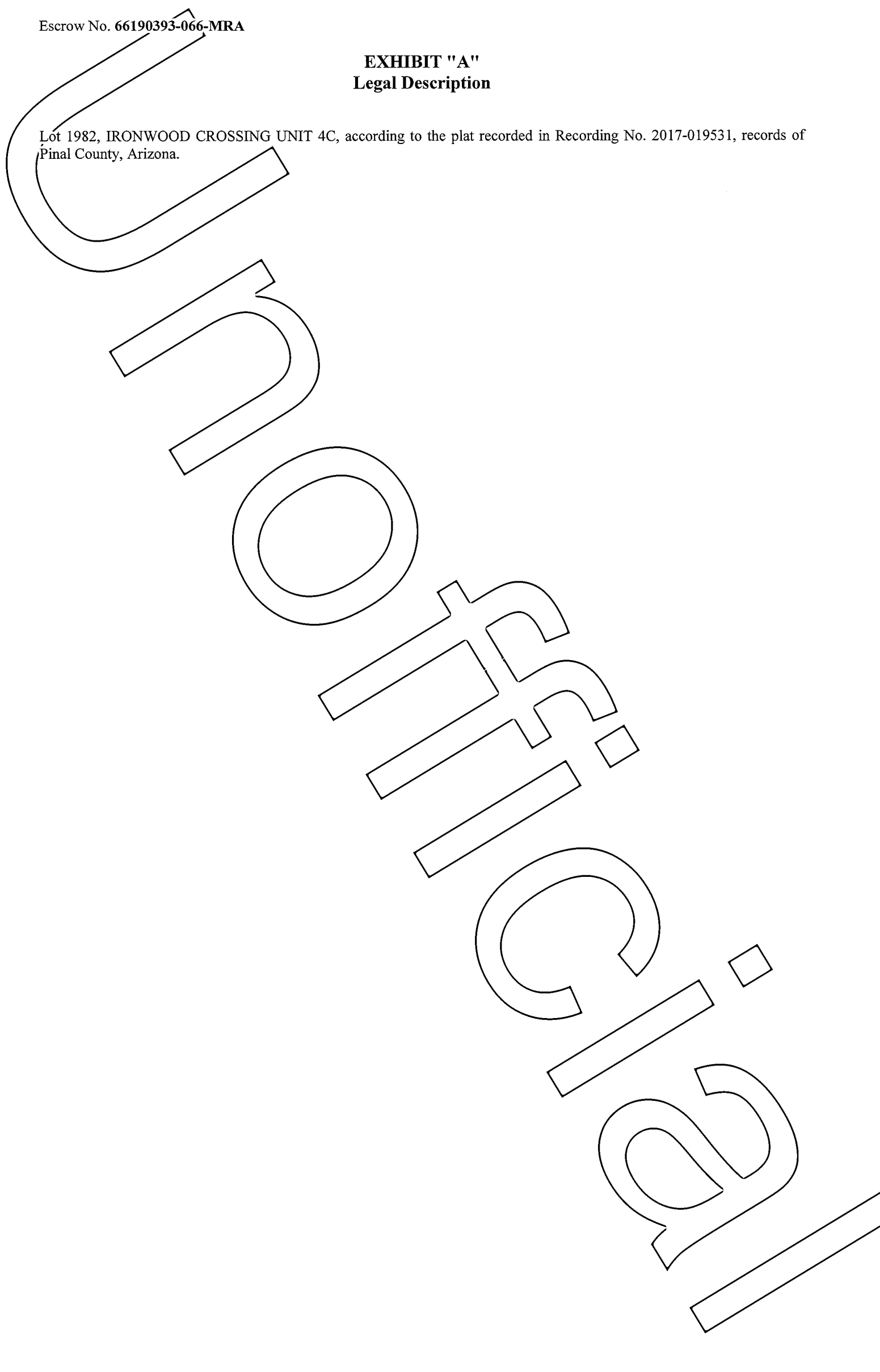
Ronald Moberly
Notary Public



Escrow No. 66190393-066-MRA

EXHIBIT "A"
Legal Description

Lot 1982, 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: 109-54-7660
 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:

Brittani N Sikorsky
11025 S 51st
Phoenix, AZ 85044

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

4. ADDRESS OF PROPERTY:

1474 W Smoke Tree Avenue
Queen Creek, AZ 85140

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

Brittani N Sikorsky
1474 W Smoke Tree Avenue
Queen Creek, AZ 85140

(b) Next tax payment due March 2020

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 17 day of OCT 2019

Notary Public Ronald Moberly

Notary Expiration Date 07/31/21

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2019-089563
 RECORD DATE 10/23/2019

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: \$ 239,216.00

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

12. DOWN PAYMENT \$ 23,922.00

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:

\$ _____ 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 OCT 2019

Notary Public Ronald Moberly

Notary Expiration Date 07/31/21

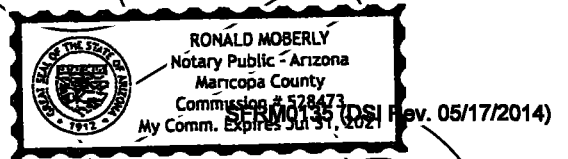
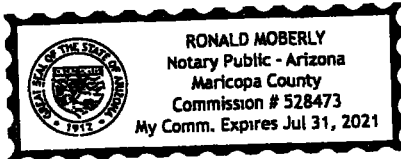


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