



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 05/18/2020 1058

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2020-046331

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

JORGE ARTURO ROCHA MENDEZ
ELSBETH GARCIELA DE LEÓN KU
2500 BUSINESS CENTER DRIVE #5215
PEARLAND, TX 77584

ESCROW NO.: 66200059 - 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

Jorge Arturo Rocha Mendez and Elsbeth Garciela De Leon Ku, Husband and Wife

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

Lot 1855, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983,
records of Pinal County, Arizona.

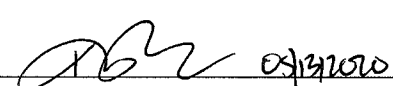
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record.

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: May 8, 2020

Grantor(s):

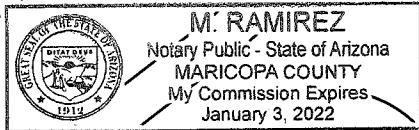
Fulton Homes Sales Corporation, an Arizona
Corporation



By: Katharine Barnes
It's Authorized Signer

Escrow No.: 66200059-066-MRA

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated May 8, 2020 and consisting of 2 page(s), was acknowledged before me this 13 day of May, 2020, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.





Notary Public
1-3-22

OFFICIALS

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Jorge Arturo Rocha Mendez and Elsbeth Garciela De Leon Ku, 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 May 8, 2020, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Jorge Arturo Rocha Mendez and Elsbeth Garciela De Leon Ku, 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: May 8, 2020

GRANTEES:

Jorge Arturo Rocha Mendez
Jorge Arturo Rocha Mendez

Elsbeth Garciela De Leon Ku
Elsbeth Garciela De Leon Ku

State of Arizona
County of Maricopa

} ss:

The foregoing Acceptance of Community Property with Right of Survivorship, dated May 8, 2020 and consisting of 1 page(s), was acknowledged before me this 11th day of May, 2020, by **Jorge Arturo Rocha Mendez and Elsbeth Garciela De Leon Ku**

[Signature]
Notary Public

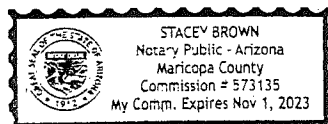


Exhibit A

Lot 1855, 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: 109-54-5260
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:

Jorge Arturo Rocha Mendez
2500 Business Center Drive #5215
Pearland, TX 77584

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

4. ADDRESS OF PROPERTY:

1030 W Beech Tree Avenue
Queen Creek, AZ 85140

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

Jorge Arturo Rocha Mendez
1030 W Beech Tree Ave
Queen Creek, AZ 85140

(b) Next tax payment due October 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.

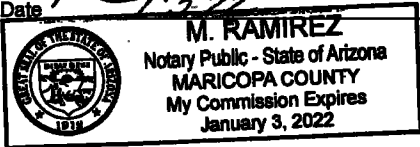
See reverse side for definition of a "primary residence, secondary residence" and "family member."

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 Arizona County of Maricopa
Subscribed and sworn to before me on this 12 day of May, 2020
Notary Public _____
Notary Expiration Date 1-3-22



FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
FEE NO 2020-046331
RECORD DATE 05/18/2020

- 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: \$ 361,715.00

11. DATE OF SALE (Numeric Digits): 01 / 2020
Month / Year

12. DOWN PAYMENT \$ 18,086.00

- 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 Jorge Arturo Rocha Mendez
State of Arizona County of Maricopa
Subscribed and sworn to before me on this 11 day of May, 2020
Notary Public SK
Notary Expiration Date 11-1-2023

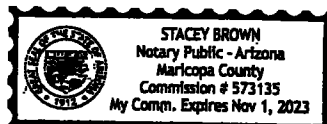


EXHIBIT "A"
Legal Description

Lot 1855, IRONWOOD CROSSING UNIT 4B, according to Recording No. 2016-027983, records of Pinal County, Arizona.