



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 12/15/2020 1505  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2020-131225

RECORDING REQUESTED BY  
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

FULTON HOMES SALES CORPORATION

9140 S KYRENE RD #202  
TEMPE, AZ 85284

ESCROW NO.: 66202274 - 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 Corporation, an Arizona Corporation**

conveys to

**Fulton Homes Sales Corporation, an Arizona Corporation**

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

Lot 9, FINAL PLAT OF SYCAMORE-PARCEL 11 AT GLENNWILDE, according to Cabinet  
E, Slide 189, records of Pinal County, Arizona.

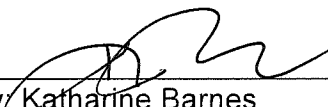
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,  
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities  
as may appear of record.

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: December 87, 2020

**Grantor(s):**

Fulton Homes Corporation, an Arizona  
Corporation

By:  12/15/2020  
It's Authorized Signer

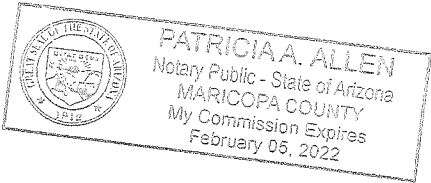
Spwan01

State of Arizona } ss:  
County of Maricopa

The foregoing Special Warranty Deed, dated December 7, 2020 and consisting of 2 page(s), was acknowledged before me this 10 day of December, 2020, by Katharine Barnes, the Authorized Signer of Fulton Homes Corporation, an Arizona Corporation, on behalf of the Corporation.



\_\_\_\_\_  
Notary Public



DUPLICATE

# AFFIDAVIT OF PROPERTY VALUE

## 1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-41-4940  
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 Corporation, an Arizona Corporation  
9140 S Kyrene Road, #202, Tempe, AZ 85284

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

Fulton Homes Sales Corporation, an Arizona Corporation  
9140 S Kyrene Rd #202, Tempe, AZ 85284

(b) Are the Buyer and Seller related? Yes ☒ No ☐  
If Yes, state relationship: Common Ownership

## 4. ADDRESS OF PROPERTY:

41872 W Arvada Lane  
Maricopa, AZ 85138

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

Fulton Homes Sales Corporation, an Arizona Corporation  
9140 S Kyrene Rd #202  
Tempe, AZ 85284

(b) Next tax payment due April /2021

## 6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. ☐ Vacant Land f. ☐ Commercial or Industrial Use  
b. ☒ Single Family Residence g. ☐ Agricultural  
c. ☐ Condo or Townhouse h. ☐ Mobile or Manufactured Home  
i. ☐ Other Use; Specify: \_\_\_\_\_  
d. ☐ 2-4 Plex  
e. ☐ Apartment Building

## 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.

## FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL  
FEE NO 2020-131225  
RECORD DATE 12/15/2020

## 9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. ☐ Warranty Deed d. ☐ Contract or Agreement  
b. ☒ Special Warranty Deed e. ☐ Quit Claim Deed  
c. ☐ Joint Tenancy Deed f. ☐ Other: \_\_\_\_\_

10. SALE PRICE: \$ 165,991.04

11. DATE OF SALE (Numeric Digits): 10 / 2020  
Month / Year

12. DOWN PAYMENT \$ 165,991.04

## 13. METHOD OF FINANCING:

- a. ☒ Cash (100% of Sale Price) e. ☒ New loan(s) from financial institution:  
b. ☐ Barter or trade (1) ☐ Conventional  
c. ☐ Assumption of existing loan(s) (2) ☒ VA  
f. ☐ Other financing; Specify: (3) ☐ FHA  
d. ☐ Seller Loan (Carryback)

## 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):

Fulton Homes Corporation, an Arizona Corporation  
9140 S Kyrene Rd #202, Tempe, AZ 85284  
Phone: 480-753-6789

## 18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 AR County of Maricopa

Subscribed and sworn to before me on this 10 day of Dec 2020

Notary Public

Notary Expiration Date 2/5/22



PATRICIA A. ALLEN  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
February 05, 2022

DOR FORM 82162 (04/2014)

Signature of Buyer / Agent

State of AR County of Maricopa

Subscribed and sworn to before me on this 10 day of Dec 2020

Notary Public

Notary Expiration Date 2/5/22



PATRICIA A. ALLEN  
Notary Public - State of Arizona  
MARICOPA COUNTY  
My Commission Expires  
February 05, 2022

SERMO135 (DSI Rev. 05/17/2014)

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

Lot 9, FINAL PLAT OF SYCAMORE PARCEL 11 AT GLENNWILDE, according to Cabinet E, Slide 189, records of Pinal County, Arizona.