



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 01/28/2021 0936
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-010462

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

RONALD M ATHERTON JR.
KATHRINE JO ATHERTON
2177 S MCQUEEN ROAD #4104
CHANDLER, AZ 85286

ESCROW NO.: 66200909 - 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

Ronald M Atherton Jr. and Kathrine Jo Atherton, husband and wife

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

Lot 1, FINAL PLAT OF COTTONWOOD PARCEL 12 AT GLENNWILDE, according to
Cabinet E, Slide-190, records of Pinal County, Arizona.

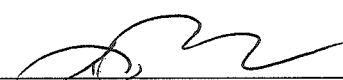
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements,
rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities
as may appear of record.

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 15, 2021

Grantor(s):

Fulton Homes Sales Corporation, an Arizona
Corporation

 01/19/21
By: Katharine Barnes
It's Authorized Signer

Spwarr01

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Ronald M Atherton Jr. and Kathrine Jo Atherton, 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 15, 2021, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Ronald M Atherton Jr. and Kathrine Jo Atherton, 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 15, 2021

GRANTEES:

Ronald M. Atherton Jr.
Ronald M Atherton Jr.

Kathrine Jo Atherton
Kathrine Jo Atherton

State of Arizona
County of Maricopa Pinal

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated January 15, 2021 and consisting of 1 page(s), was acknowledged before me this 21 day of January 2021, by Ronald M Atherton & Kathrine Jo Atherton

Kimberly A. Counce
Notary Public

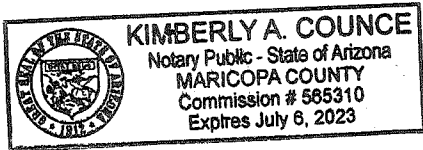
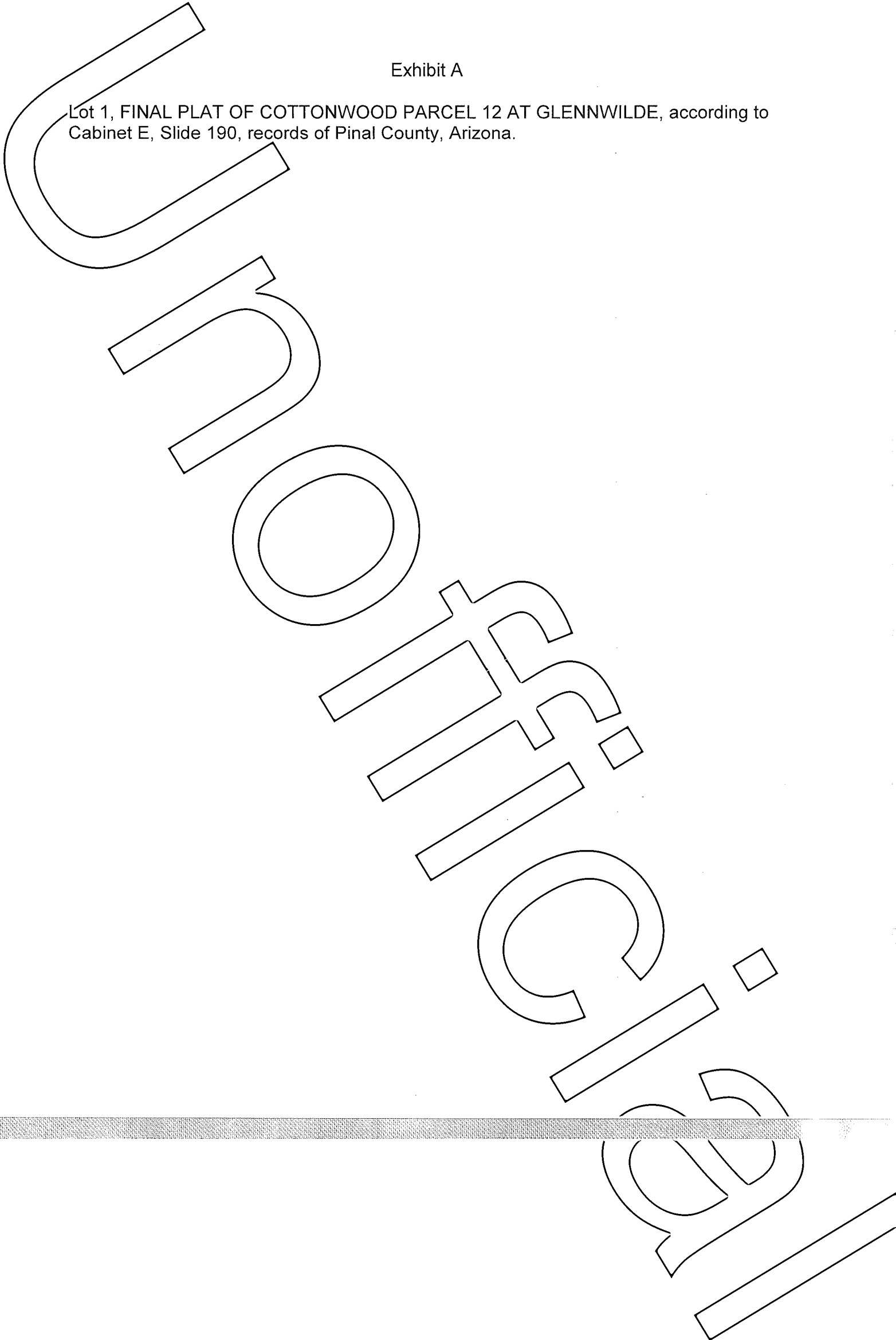


Exhibit A

Lot 1, FINAL PLAT OF COTTONWOOD PARCEL 12 AT GLENNWILDE, according to Cabinet E, Slide 190, records of Pinal County, Arizona.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-41-6330
 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:

Ronald M Atherton Jr.
2177 S McQueen Road #4104
Chandler, AZ 85286

(b) Are the Buyer and Seller related? Yes No

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

41797 W Barcelona Drive
Maricopa, AZ 85138

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

Ronald M Atherton Jr.
41797 W Barcelona Dr
Maricopa, AZ 85138

(b) Next tax payment due Sept. / 2021

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.

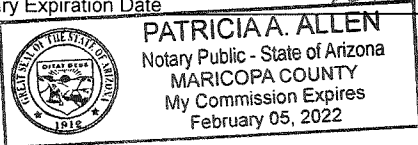
Signature of Seller / Agent

State of AZ County of Maricopa

Subscribed and sworn to before me on this 21 day of Jan 2021

Notary Public

Notary Expiration Date 2/5/22



DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

COUNTY OF RECORDATION PINAL
 FEE NO 2021-010462
 RECORD DATE 01/28/2021

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: \$ 399,354.75

11. DATE OF SALE (Numeric Digits): 05 / 2020
 Month / Year

12. DOWN PAYMENT \$ 54,174.75

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.

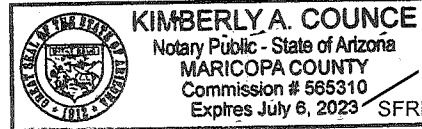
Signature of Buyer / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 21 day of Jan 2021

Notary Public

Notary Expiration Date 7-4-2023



SFRM0135 (DSI, Rev. 05/17/2014)

EXHIBIT "A"
Legal Description

Lot 1, FINAL PLAT OF COTTONWOOD PARCEL 12 AT GLENNWILDE, according to Cabinet E, Slide 190,
records of Pinal County, Arizona.