



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER**

Virginia Ross

Electronically Recorded

DATE/TIME: 03/31/2021 1029

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2021-039522

RECORDING REQUESTED BY
Security Title Agency, Inc.

AND WHEN RECORDED MAIL TO:

RONALD ANGERAME
ANASTASIA ANGERAME
2335 N TIERRA ALTA CIRCLE
MESA, AZ 85207

ESCROW NO.: 66210255 - 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 Angerame and Anastasia Angerame, Husband and Wife

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

Lot 12, 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: March 17, 2021


Grantor(s):

Fulton Homes Sales Corporation, an Arizona
Corporation

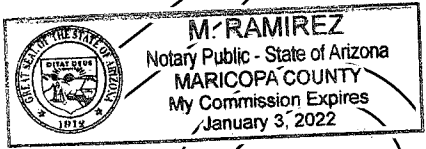

By: Katharine Barnes
It's Authorized Signer

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated March 17, 2021 and consisting of 2 page(s), was acknowledged before me this 23 day of March, 2021, by Katharine Barnes, the Authorized-Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.



Notary Public
1-3-22



Large diagonal watermark text: SPWARR01

ESCROW NO.: 66210255 066 MRA

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"**

/Husband and Wife

Ronald Angerame and Anastasia Angerame, 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 March 17, 2021, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Ronald Angerame and Anastasia Angerame** as Grantees, and which conveys the real property described as: /Husband and Wife

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.

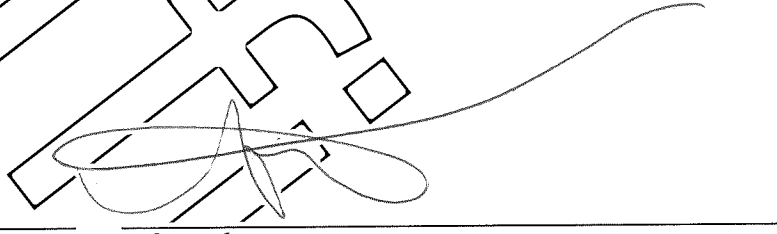
Each of us individually and jointly as Grantees assert and affirm that it is our intention to accept this conveyance as community property with right of survivorship and to acquire any interest we may have in the real property under the terms of the Deed as community property with right of survivorship.

Dated: March 17, 2021

GRANTEES:



Ronald Angerame



Anastasia Angerame

State of Arizona
County of Maricopa

} ss:

Individual

The foregoing Acceptance of Community Property with Right of Survivorship, dated March 17, 2021 and consisting of 1 page(s), was acknowledged before me this 17th day of March, 2021, by Ronald Angerame and Anastasia Angerame.

Notary Public



Exhibit A

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

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 512-41-6440
 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 Angerame
2335 N Tierra Alta Circle
Mesa, AZ 85207

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

4. ADDRESS OF PROPERTY:

41563 W Barcelona Drive
Maricopa, AZ 85138

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

Ronald Angerame
41563 W. Barcelona Dr.
Maricopa, AZ 85138

(b) Next tax payment due October 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
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 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 _____
 RECORD DATE 2021-039522
03/31/2021

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: \$ 530,000.00

11. DATE OF SALE (Numeric Digits): 02 / 2021
 Month / Year

12. DOWN PAYMENT \$ 530,000.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 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: N/A

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: 1 < / < > >

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.

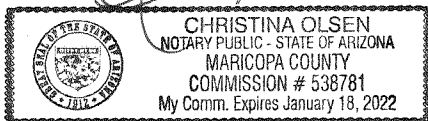
Signature of Seller / Agent _____

State of AZ, County of Maricopa

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

Notary Public _____

Notary Expiration Date _____



Signature of Buyer / Agent _____

State of AZ, County of Maricopa

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

Notary Public _____

Notary Expiration Date _____

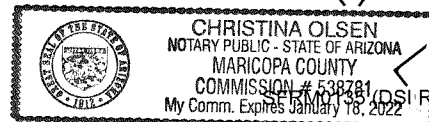


EXHIBIT "A"
Legal Description

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

Watermark: Cottonwood