

SECURITY TITLE AGENCY



OFFICIAL RECORDS OF PINAL COUNTY RECORDER LAURA DEAN-LYTLE

DATE/TIME: 10/08/2010 1510
FEE: \$14.00
PAGES: 6
FEE NUMBER: 2010-095500



AFTER RECORDING MAIL TO Sun American Mortgage Company 4140 E. Baseline Rd., Suite 206 Mesa, AZ 85206

LOAN NO.: 1-3618
ESCROW NO.: ST10015061-ST61

MERS MIN NO.: 1000768-0000028746-6
FHA CASE NO.: 023-4151166-703

3/3

(Space Above This Line for Recording Data)

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on 4th day of October 2010. The Grantor is Aaron Nolan, A Married Man, As His Sole and Separate Property ("Borrower"), whose address is 722 East Quail Avenue, Apache Junction, AZ 85119. The Trustee is Security Title Agency, Inc. ("Trustee") whose address is 7600 N. 15th St., Suite 200, Phoenix, AZ 85020. The beneficiary is Mortgage Electronic Registration Systems, Inc. (MERS), solely as a nominee for Lender (as hereinafter defined and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, telephone (888) 679-MERS.

Lender is Sun American Mortgage Company, Its Successors and/or Its Assigns, An Arizona Corporation, which is organized and existing under the laws of Arizona, and whose address is 4140 E. Baseline Rd., Suite 206, Mesa, AZ 85206.

Borrower owes Lender the principal sum of Eighty One Thousand Eight Hundred Fifty One Dollars and Zero Cents (U.S. \$81,851.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on November 1, 2040. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property located in the

County of Pinal
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

Lot 1161, of Palm Springs Unit Eleven, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 14 of Maps, page 6.

which has the address of 722 East Quail Avenue, Apache Junction, AZ 85119 ("Property Address");

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:
UNIFORM COVENANTS

- 1. Payment of Principal, Interest and Late Charge. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.
2. Monthly Payment of Taxes, Insurance and Other Charges. Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special