



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

RECORDING REQUESTED BY  
OLD REPUBLIC TITLE AGENCY

ORDER # 4722007318-ML

WHEN RECORDED MAIL TO  
Suellen B. Roy  
860 E. Kachina Ave  
Apache Junction, AZ 85119

DATE/TIME: 10/19/2011 1455  
FEE: \$15.00  
PAGES: 2  
FEE NUMBER: 2011-084577



1042

**SPECIAL WARRANTY DEED**

For valuable consideration, receipt of which is hereby acknowledged, I or we, FANNIE MAE a/k/a Federal National Mortgage Association organized and existing under the laws of the United States of America, do hereby convey to Suellen B. Roy, an unmarried woman.

the following real property situated in Pinal County, Arizona.

See "Exhibit A " attached hereto and made a part hereof.

SUBJECT TO current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, covenants, conditions, restrictions and all other matters affecting title as may appear of record.

The undersigned hereby warrants the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

Dated: October 14, 2011

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
BY: Old Republic Title Agency, Inc., as its attorney in fact

By: [Signature]  
Its: [Signature]

State of Arizona  
County of Maricopa

The foregoing instrument was acknowledged before me this 17 day of October, 2011 by Peter Shaw as Vice President of Old Republic Title Agency, Inc., in its capacity as attorney in fact for Federal National Mortgage Association.

[Signature]  
Notary Public

My commission expires: 3-26-15



ORDER NO. : 4722007318-ML

**EXHIBIT A**

Lot 331, PALM SPRINGS UNIT 2, according to Book 8 of Maps, page 3, records of Pinal County, Arizona.

Unofficial

## AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)**  
 Primary Parcel: 102 - 03 - 171 - \_\_\_\_\_  
BOOK MAP PARCEL SPLIT LETTER  
 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 (no more than four):  
 (1) \_\_\_\_\_ (3) \_\_\_\_\_  
 (2) \_\_\_\_\_ (4) \_\_\_\_\_

**9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**  
 (a) County of Recordation: **PINAL COUNTY**  
 (b) Docket & Page Number: \_\_\_\_\_  
 (c) Date of Recording: **DATE/TIME: 10/19/2011 1455**  
 (d) Fee/ Recording Number: **FEE NUMBER: 2011-884577**  
**Validation Codes:**  
 (e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

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**ASSESSOR'S USE ONLY**  
 Verify Primary Parcel in Item 1: \_\_\_\_\_  
 Use code: \_\_\_\_\_ Full Cash Value: \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**  
FANNIE MAE  
14221 Dallas Pkwy#1000FD4004676401/D1114TT  
Dallas TX 75254

**3. (a) BUYER'S NAME AND ADDRESS:**  
SUELLEN B. ROY  
308 S. 73rd Place  
Mesa AZ 85208  
 (b) Are the Buyer and Seller related? Yes \_\_\_\_\_ No   
 If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:** 860 E KACHINA AVENUE, APACHE JUNCTION, Arizona 85119

**5. MAIL TAX BILL TO:**  
SUELLEN B. ROY  
308 S. 73rd Place  
Mesa AZ 85208

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

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use; Specify: _____
e. <input type="checkbox"/> 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:  
 To be occupied by owner or "family member."  
 To be rented to someone other than "family member."  
 See reverse side for definition of a "family member."

**8. NUMBER OF UNITS:** \_\_\_\_\_  
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, 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 17 day of Oct 2011  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: 1/15/2014

**10. 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: \_\_\_\_\_

**11. SALE PRICE:** \$ 78,000 **00**  
**12. DATE OF SALE (Numeric Digits):** 08 / 11  
Month Year  
 (For example: 03/05 for March 2005)

**13. DOWN PAYMENT:** \$ 1980 **00**

**14. METHOD OF FINANCING**  
 a.  Cash (100% of Sale Price)  
 b.  Exchange or trade  
 c.  Assumption of existing loan(s)  
 d.  Seller Loan (Carryback)  
 New loan(s) from financial institution:  
 (1)  Conventional  
 (2)  VA  
 (3)  FHA  
 f.  Other financing; Specify: \_\_\_\_\_

**15. PERSONAL PROPERTY (see reverse side for definition):**  
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes \_\_\_\_\_ No   
 (b) If Yes, provide the dollar amount of the Personal Property:  
 \$ \_\_\_\_\_ **00** AND  
 briefly describe the Personal Property: \_\_\_\_\_

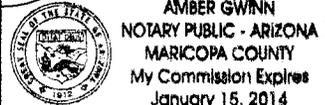
**16. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**  
 BUYER AND SELLER AS SHOWN ABOVE  
 Phone ( ) \_\_\_\_\_

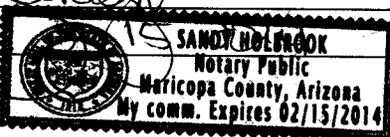
**18. LEGAL DESCRIPTION (attach copy if necessary):**  
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Signature of Buyer/Agent: \_\_\_\_\_  
 State of AZ, County of Maricopa  
 Subscribed and sworn to before me on this 14 day of Oct 2011  
 Notary Public: \_\_\_\_\_  
 Notary Expiration Date: \_\_\_\_\_

DOR FORM 82162 (Revised 5/03)



AMBER GWINN  
 NOTARY PUBLIC - ARIZONA  
 MARICOPA COUNTY  
 My Commission Expires  
 January 15, 2014



SANDY HOLBROOK  
 Notary Public  
 Maricopa County, Arizona  
 My Comm. Expires 02/15/2014

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