



RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

JAKE T. MERRILL
KRISTEN K. MERRILL
24120 N. NECTAR AVENUE
FLORENCE, AZ 85132

DATE/TIME: 10/02/2012 1327
FEE: \$11.00
PAGES: 4
FEE NUMBER: 2012-085403



ESCROW NO.: 66120380 - 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

Jake T. Merrill and Kristen K. Merrill, Husband and Wife

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

LOT 132, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC 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: September 10, 2012

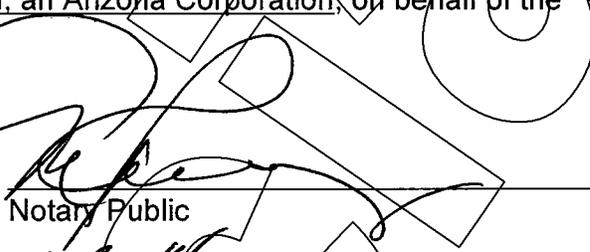
Grantor(s):


09/24/12

Fulton Homes Sales Corporation, an Arizona
Corporation

State of Arizona } ss:
County of Maricopa

The foregoing Special Warranty Deed, dated September 10, 2012 and consisting of 2 pages, was acknowledged before me this 24 day of September, 2012, by Katharine Barnes, the Authorized Signer of Fulton Homes Sales Corporation, an Arizona Corporation, on behalf of the Corporation.


Notary Public

1-3-14



ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Jake T. Merrill and Kristen K. Merrill, 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 September 10, 2012, and executed by **Fulton Homes Sales Corporation, an Arizona Corporation** as Grantors, to **Jake T. Merrill and Kristen K. Merrill, 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: September 10, 2012

GRANTEES:

Jake T Merrill by *Kristen K Merrill*
as attorney in fact

Kristen K Merrill

Kristen K. Merrill

Jake T. Merrill

State of Arizona } ss:
County of ~~Maricopa~~ *Pinal*

The foregoing Acceptance of Community Property with Right of Survivorship, dated September 10, 2012 and consisting of 1 page(s), was acknowledged before me this 30 day of SEP, 2012, by Jake T. Merrill, by Kristen K. Merrill his attorney in fact and Kristen K. Merrill.

Ronald Moberly

Notary Public

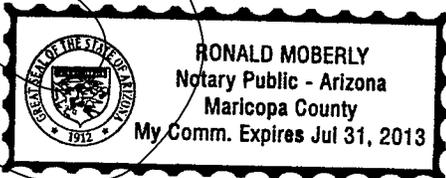


Exhibit A

LOT 132, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF
PINAL, COUNTY, ARIZONA.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel:	109-18-1320			
	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:

Jake T. Merrill
24120 N. Nectar Avenue, Florence, AZ 85132

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

4. ADDRESS OF PROPERTY:

704 W. Leatherwood Avenue
San Tan Valley, AZ 85140

5. MAIL TAX BILL TO:

Jake T. Merrill
704 W. Leatherwood Avenue
San Tan Valley, AZ 85140

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
<input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| 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 used as a primary residence. Owner occupied, not a primary residence.
 To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "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.

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

- | | |
|--|---|
| a. <input type="checkbox"/> Warranty Deed | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed |
| c. <input type="checkbox"/> Joint Tenancy Deed | f. <input type="checkbox"/> Other: _____ |

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.

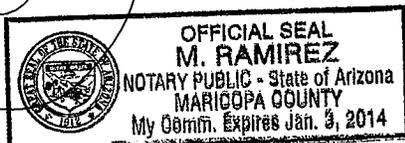
[Signature]
 Signature of Seller / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 1 day of Oct 2012

Notary Public [Signature]

Notary Expiration Date 1-3-14



FOR RECORDER'S USE ONLY

PINAL COUNTY
DATE/TIME: 10/02/2012 1327
FEE NUMBER: 2012-085403

10. SALE PRICE: \$ 280,525.00

11. DATE OF SALE (Numeric Digits): 10/12
 Month / Year

12. DOWN PAYMENT \$ 5,088.00

13. METHOD OF FINANCING:
- | | |
|--|--|
| a. <input type="checkbox"/> Cash (100% of Sale Price) | e. <input checked="" type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Barter or trade | (1) <input type="checkbox"/> Conventional |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA |
| d. <input type="checkbox"/> Seller Loan (Carryback) | (3) <input checked="" type="checkbox"/> FHA |
| | f. <input type="checkbox"/> 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):
Security Title Agency
3100 W. Ray Rd., Ste. 143, Chandler, AZ 85226
(480) 838-8788

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

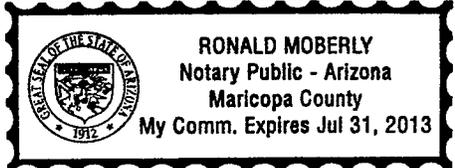
[Signature]
 Signature of Buyer / Agent

State of AZ County of Pinal

Subscribed and sworn to before me on this 30 day of SEPT 2012

Notary Public [Signature]

Notary Expiration Date _____



Escrow No. 66120380-066-MRA

EXHIBIT "A"
Legal Description

LOT 132, IRONWOOD CROSSING UNIT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
CABINET H, SLIDE 11, OF THE PUBLIC RECORDS OF PINAL, COUNTY, ARIZONA.

Unofficial