



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

6
2073
WHEN RECORDED MAIL TO:

Andrew G. Kotulic
62085 E. Amberwood Dr.
Tucson, AZ. 85739

DATE/TIME: 07/13/04 1538
FEE: \$17.00
PAGES: 6
FEE NUMBER: 2004-052841

RE: Trust 8378
Escrow No.: 4742001145-VG

SPECIAL WARRANTY DEED
(JOINT TENANTS WITH RIGHT OF SURVIVORSHIP)

For the consideration of TEN AND NO/100 DOLLARS and other valuable consideration, FIRST AMERICAN TITLE INSURANCE COMPANY, a California corporation, as Trustee under Trust 8378, "Grantor" does hereby convey to:

Andrew G. Kotulic and Joanna E. Kotulic, , husband and wife, "Grantee(s)"

not as tenants in common and not as community property estate, but as joint tenants with right of survivorship, the following described property situated in Pinal County, Arizona (the "Property"):

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION AND MADE A PART HEREOF

SUBJECT TO: Current taxes, assessments, reservations in Patents and all easements, rights of way, conditions and restrictions as may appear of record and all matters that would be disclosed by an inspection or survey of the Property.

AND THE Grantor hereby binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

The disclosure of trust beneficiaries is recorded in Instrument No. 1998-002537.

See Exhibit "B" attached hereto and incorporated herein by this reference for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

THE GRANTEES by signing the acceptance below evidence their intention to acquire said premises as joint tenants with the right of survivorship, and not as community property or as tenants in common.

IN WITNESS WHEREOF, FIRST AMERICAN TITLE INSURANCE COMPANY, as Trustee and not personally, has caused its corporate name to be signed by the undersigned officer.

Dated this April 27, 2004

FIRST AMERICAN TITLE INSURANCE
COMPANY, as Trustee, and not personally

By: 
Pamela Meyer, Trust Officer

Accepted and approved:

Andrew G. Kotulic by Joannette Kotulic as his attorney in fact
Andrew G. Kotulic

Joanna E. Kotulic
Joanna E. Kotulic

State of IL)
County of COOK) SS

This instrument was acknowledged before me this 24 day of July, 2004 by Joanna E. Kotulic

Margy Carrizal
Notary Public

My commission expires: 9/10/05



State of Arizona)
County of Maricopa) SS

On this April 29, 2004, before me the undersigned, personally appeared Amber Nieto, who acknowledged Her self to be the TRUST OFFICER of First American Title Insurance Company, a California corporation, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, be signing the name of the corporation by Her self as such officer.

Elaine M Gill
Notary Public

My commission expires:



COOK COUNTY

STATE OF IL
COUNTY-OF COOK

On July 7th 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared JOANNA E KOTULIC, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument as the Attorney in Fact of ANDREW G. KOTULIC, and acknowledged to me that SHE subscribed the name of ANDREW G. KOTULIC thereto as principal and HER own name as Attorney in Fact.

WITNESS my hand and official seal.

Signature Magaly Carrizal

My commission expires 9/10/05



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EXHIBIT "B"

Grantee acknowledges that, in conjunction with the conveyance of the Property, a "Home Builder's Limited-Warranty" is being issued to Grantee. The Home Builder's Limited Warranty is the only warranty applicable to the purchase of the property, and all other express or implied warranties of merchantability, fitness for a particular purpose, habitability and workmanship have been, and hereby are, disclaimed by Grantor and its affiliates and have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, Arizona 85248
Attention: Legal Department

Andrew G. Kotulic by Joanna E. Kotulic as his attorney in fact
Andrew G. Kotulic

Joanna E. Kotulic
Joanna E. Kotulic

State of IL
County of COOK

This instrument was acknowledged before me this 7th day of July, 2004 by Joanna E. Kotulic

Magaly Carrizal
Notary Public
My commission expires: 9/10/05



STATE OF IL
COUNTY OF COOK

On July 7th, 2004 before me, the undersigned, a Notary Public in and for said State, personally appeared JOANNA E KOTULIC, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name IS subscribed to the within instrument as the Attorney in Fact of ANDREW G. KOTULIC, and acknowledged to me that SHE subscribed the name of ANDREW G. KOTULIC thereto as principal and HER own name as Attorney in Fact.

WITNESS my hand and official seal.

Signature Magaly Carrizal
My commission expires: 9/10/05



Large diagonal watermark text: "KOTULIC"

EXHIBIT A

Lot 80, SADDLEBROOKE UNIT THIRTY-SIX, according to Cabinet C, Slide 143, records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material, which is or may be determined by the laws of the United States, or of this State, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as set forth in patent of said land recorded in Docket 2081, page 654 and in Docket 2081, page 657;

To the extent the foregoing rights are not reserved in the Patent or to the extent such reservation is no longer effective, such rights are reserved to the Grantor.

Official's