

FIDELITY-NATIONAL TITLE AGENCY



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

When Recorded Mail To:

Mr. and Mrs. Michael R. Gallacher  
1839 S. Alma School Rd., Ste. 245  
Mesa, AZ 85210

DATE/TIME: 11/30/04 1619  
FEE: \$16.00  
PAGES: 5  
FEE NUMBER: 2004-097877

Escrow No. 40000234-MM

**WARRANTY DEED**

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, I or we,

**Casas Leon LLC, an Arizona Limited Liability Company**

the GRANTORS do hereby convey to

**Michael R. Gallacher and Edith S. Gallacher, Husband and Wife**

the GRANTEES

the following described real property situated in Pinal County, Arizona:  
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantor(s) do(es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: November 10, 2004

Casas Leon LLC, an Arizona limited liability company

By: *Bernardo Perez*  
Bernardo Perez, Member

STATE OF ARIZONA

COUNTY OF Pinal

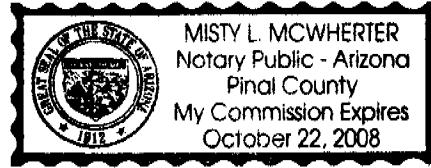
This instrument was acknowledged before me this 30 day of November, 2004, by Bernardo Perez, who acknowledged to be the Member of Casas Leon, LLC, an Arizona limited liability company and as such officer, being authorized so to do, signed the name of the company as such Member.

Signature

Misty McWhorter  
Notary Public

My Commission Expires:

10-22-2008



OFFICIALS

Escrow No. 40000234-MM  
Title Order No. 40000234

## EXHIBIT ONE

Lots 13 and 14 of Hidden Valley Estates Unit 12, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 14 of Maps, page 27;

EXCEPT all minerals and mineral rights as previously reserved to the United States of America in the Patent of said land and as previously reserved by the State of Arizona, or agents of said state, in accordance with the statutes of said state, where applicable; and

EXCEPTING any right, title, interest or ownership of or in any other minerals, oil, gas and other hydrocarbon substances, oil shale, steam resources

PROFFERS

**When Recorded Mail To:**

Mr. and Mrs. Michael R. Gallacher  
1839 S. Alma School Rd., Ste. 245  
Mesa, AZ 85210

Escrow No. 40000234-MM

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

**Michael R. Gallacher and Edith S. Gallacher** each for himself or herself and jointly, but not for the other, state that:

The undersigned have offered to purchase the real property situated in Pinal County described as follows:  
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as community property with right of survivorship, and not as community property estate and not as tenants in common, (and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to Fidelity National Title of this "Acceptance Community Property With Right of Survivorship" of the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize Fidelity National Title as Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

DATED: November 10, 2004

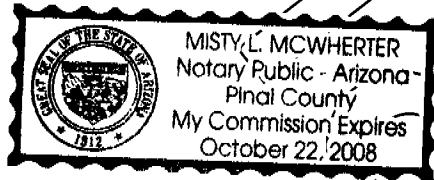
STATE OF ARIZONA  
COUNTY OF Pinal

This instrument was acknowledged before me this  
30 day of  
November, 2004  
by Michael R. Gallacher and Edith S. Gallacher

Michael R. Gallacher  
Michael R. Gallacher  
Edith S. Gallacher  
Edith S. Gallacher

Signature Misty L. McWhorter  
Notary Public

My Commission Expires: 10-22-2008



Escrow No. 40000234-MM  
Title Order No. 40000234

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EXCEPTING any right, title, interest or ownership of or in any other minerals, oil, gas and other hydrocarbon substances, oil shale, steam resources

PROFFERS