

Recording Requested by:
First American Title Insurance Company

When recorded mail to:
David E. Ramirez, Jr. and Megan D. Ramirez
44234 West Oster Drive
Maricopa, AZ 85239



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 11/18/05 1620
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2005-160604

SPECIAL WARRANTY DEED
(Trust - Grantee's Acceptance Attached)

File No. **225-4456197** (drl)

Trust No. **8308**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, **First American Title Insurance Company, a California Corporation**, as TRUSTEE, under Trust No. **8308**, and not personally the GRANTOR herein, does hereby convey to

David E. Ramirez, Jr. and Megan D. Ramirez, husband and wife, the GRANTEE,

The following described real property situate in **Pinal County, Arizona** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 158, OF PARCEL 13A OF THE VILLAGES AT RANCHO EL DORADO, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 149.

The disclosure of trust beneficiaries is recorded in **Brown Family Communities, 2164 East Broadway, Suite 300, Tempe, AZ 85282.**

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: October 10, 2005

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

First American Title Insurance Company,
as TRUSTEE, and not personally,

By: Charlotte A. Knoll
Charlotte A. Knoll, Sr Trust Officer

STATE OF AZ)
County of Maricopa)ss.

On 10.11.05, before me, the undersigned Notary Public, personally appeared **Charlotte A. Knoll Sr Trust Officer**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Elaine M. Gill

My Commission Expires:

Notary Public



[Large diagonal watermark text: "FIRST AMERICAN TITLE INSURANCE COMPANY" is visible across the bottom right portion of the page.]

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated **10/10/2005** by and between **First American Title Insurance Company, a California Corporation, as Trustee under Trust No. 8308 and David E. Ramirez, Jr. and Megan D. Ramirez.**

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship 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 joint tenants with right of survivorship and not as tenants in common.

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

Date: **10/10/2005**

David E. Ramirez Jr.
David E. Ramirez Jr.

Megan D. Ramirez
Megan D. Ramirez

STATE OF Arizona

County of Maricopa) ss.

On 11/11/2005, before me, the undersigned Notary Public, personally appeared **David E. Ramirez, Jr. and Megan D. Ramirez, husband and wife**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 7-19-2007

Mary E. Holly
Notary Public

