



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE**

**FIDELITY NATIONAL TITLE AGENCY**

When Recorded Mail To:

Mr. and Mrs. Kiarash Mostaghimi  
2220 Coldwater Canyon Dr.  
Beverly Hills, CA 90210

DATE/TIME: 11/30/05 1520  
FEE: \$16.00  
PAGES: 4  
FEE NUMBER: 2005-166305

Escrow No. 979192-CS

**WARRANTY DEED**

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

**Sun Country Premier Construction, LLC, an Arizona Limited Liability Company, as to an undivided 50% interest and Two Paws Up, LLC, an Arizona Limited Liability Company, as to an undivided 50% interest**

the GRANTORS do hereby convey to

**Kiarash Mostaghimi and Griselda Molinar, husband and wife**

the GRANTEES

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

Lot 1, Block B, of Toltec/Arizona Valley Unit-Eleven according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Page 56.

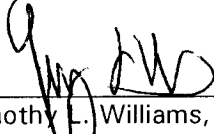
SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

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

DATED: November 17, 2005

Sun Country Premier Construction, LLC,  
an Arizona limited liability company

BY: Sun Country Truck Equipment, Inc.,  
an Arizona corporaiton, as sole member

By:   
Timothy L. Williams, President

Two Paws Up, LLC, an Arizona limited liability company

By:   
Laura Williams, Member

By:   
Clint Williams, Member

**RECORDED**

STATE OF ARIZONA

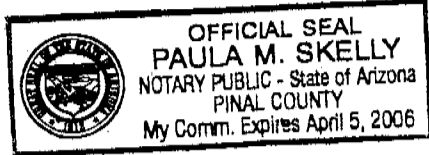
COUNTY OF Pinal

This instrument was acknowledged before me this 28 day of November 2005 by Timothy L. Williams who acknowledged to be the sole member of Sun Country Truck Equipment, Inc., an Arizona corporation, as sole member for Sun Country Premier Construction, 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 Paula M. Skelly

Notary Public

My Commission Expires: 4-5-06



STATE OF ARIZONA

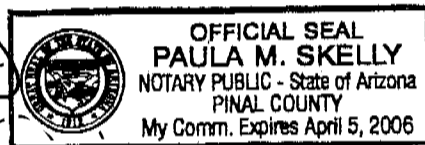
COUNTY OF Pinal

This instrument was acknowledged before me this 28 day of November 2005 by Laura Williams who acknowledged to be the Member of Two Paws Up, 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 Paula M. Skelly

Notary Public

My Commission Expires: 4-5-06



STATE OF ARIZONA

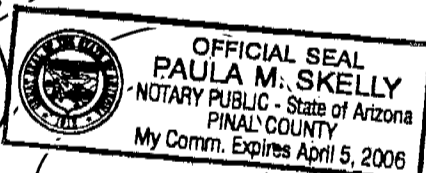
COUNTY OF Pinal

This instrument was acknowledged before me this 28 day of November 2005 by Clint Williams who acknowledged to be the Member of Two Paws Up, 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 Paula M. Skelly

Notary Public

My Commission Expires: 4-5-06



**When Recorded Mail To:**

Mr. and Mrs. Kiarash Mostaghimi  
2220 Coldwater Canyon Dr.  
Beverly Hills, CA 90210

Escrow No. 979192-CS

**ACCEPTANCE OF JOINT TENANCY**

Kiarash Mostaghimi and Griselda Molinar 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:  
Lot 1, Block B, of Toltec/Arizona Valley Unit Eleven according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 11 of Maps, Page 56.

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as joint tenants 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 joint tenants 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 Agency of Pinal County of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Fidelity National Title Agency of Pinal County as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

DATED: November 17, 2005

STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

by Kiarash Mostaghimi and Griselda Molinar

Kiarash Mostaghimi

Griselda Molinar

Signature \_\_\_\_\_ Notary Public

My Commission Expires: \_\_\_\_\_

**29º TABELÃO DE NOTAS** Pça. X. São Apolônio 87 x 040/009 - Moema  
São Paulo/SP - Telefax: (11) 5051-2028  
Site: www.29tbl.com.br

Reconhecido, por reconhecimento, a firma de **GRISELDA MOLINAR ABOGADA**,  
São Paulo, 23 de novembro de 2005.  
Em Teste \_\_\_\_\_  
LUIZVAL MOURA DOS SANTOS  
2005 17/11/05 12:26

**29º TABELÃO DE NOTAS**

Para Produzir efeito no Brasil e para valor contra terceiros, deverá ser vertido em vernáculo e registrada a tradução (Art. 224 LRP do Código Civil 148 2ª parte da Lei dos Registros Públicos.)

**29º TABELÃO DE NOTAS**

Prisco Titular  
105246/12126  
2005 17/11/05 12:26  
SAO PAULO - BRASIL

**When Recorded Mail To:**

Mr. and Mrs. Kiarash Mostaghimi  
2220 Coldwater Canyon Dr.  
Beverly Hills, CA 90210

Escrow No. 979192-CS

**ACCEPTANCE OF JOINT TENANCY**

**Kiarash Mostaghimi and Griselda Molinar** 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:  
Lot 1, Block B, of Toltec/Arizona Valley Unit Eleven according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Book-1.1 of Maps, Page 56.

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as joint tenants 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 joint tenants 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 Agency of Pinal County of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Fidelity National Title Agency of Pinal County, as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

DATED: November 30, 2005

STATE OF ARIZONA  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_

by \_\_\_\_\_

\_\_\_\_\_  
Kiarash Mostaghimi

\_\_\_\_\_  
Griselda Molinar

Signature \_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_