



at the request of Arizona Title Agency, Inc.

when recorded, mail to
Andrew M. Groo, Evelyn V. Groo
3499 Paseo Flamenco
Cajon Clemente, CA 92672

DATE/TIME: 01/09/06 1222
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2006-003532

05016983-043-AH

4590110

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

~~Randi Halaway, A single woman~~ Randi Lee Wittman who acquired title as Randi Halaway
an unmarried woman
do/does hereby convey to

Andrew M. Groo and Evelyn V. Groo, husband and wife

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

See attached legal description

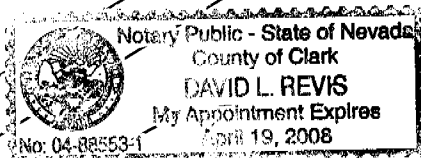
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated this **December 15, 2005.**

Randi Halaway

Randi Halaway AKA
Randi Lee Wittman



STATE OF ~~ARIZONA~~ **NEVADA** }
County of ~~Maricopa~~ **CLARK** } ss

This instrument was acknowledged before me
this 28 day of December, 2005 by
Randi Halaway AKA
Randi Lee Wittman

David L. Revis

Notary Public
My commission will expire **APRIL 19, 2008**

STATE OF ARIZONA }
County of **Pinal** } ss

This instrument was acknowledged before me
this ___ day of _____
by _____

Arizona Title Agency, Inc.

Notary Public
My commission will expire >

at the request of Arizona Title Agency, Inc.

when recorded mail to
Andrew M. Groo
3499 Paseo Flamenco
Can Clemente, CA 92672

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Acceptance of Community Property with Right of Survivorship

Andrew M. Groo and Evelyn V. Groo each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees/Beneficiaries named in that certain Warranty Deed which is dated **December 15, 2005**, and executed by **Randi Halaway**, as Grantor/Trustor, and **Andrew M. Groo and Evelyn V. Groo**, as Grantee/Beneficiary and which instrument concerns the following real property situated in Pinal County, ARIZONA:

THAT each of us individually and jointly assert and affirm that it is our intention to accept said instrument as Community Property with Right of Survivorship and to acquire any interest in or any proceeds arising out of said property, not as Joint Tenants with Right of Survivorship nor as Tenants in Common, but as Community Property with Right of Survivorship.

Dated: December 27, 2005

Andrew M. Groo

Andrew M. Groo

*Evelyn V. Groo by Andrew M. Groo
as her attorney in fact*

Evelyn V. Groo

STATE OF CA.

County of ORANGE } SS

This instrument was acknowledged before me, the undersigned Notary Public, this 28 day of December 2005, by **Andrew M. Groo and Evelyn V. Groo** known to me (or satisfactorily proven) to be the person(s) whose name (s) is/are subscribed to the foregoing instrument.

AND ANDREW M. GROO FOR EVELYN V. GROO, AS HER ATTORNEY IN FACT

Gerardine C. Dooley

Notary Public
My commission will expire NOV 1, 2008

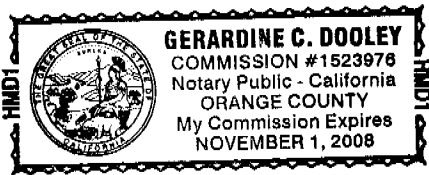


EXHIBIT "A"

LOT 275, OF THE VILLAGE AT COPPER BASIN UNIT 3A, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 30, AND AFFIDAVIT OF CORRECTION RECORDED AS 2004-098750 OF OFFICIAL RECORDS;

EXCEPT ALL COAL AND OTHER MINERALS RESERVED IN PATENT FROM THE STATE OF ARIZONA PURSUANT TO ACT OF CONGRESS DATED JANUARY 25, 1927.