

The Talon Group

Recording Requested by:
The Talon Group - Mesa Springs

When recorded mail to:
Martin Garibay
1402 South Valley Drive
Apache Junction, AZ 85220



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 02/03/06 1415
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2006-017348

WARRANTY DEED

Escrow No. **420-4622662 (JAY)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Kevin Miller and Andrea Miller, husband and wife, the GRANTOR does hereby convey to

Martin Garibay, a married man, as his sole and separate property 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 2, OF ARROYO VERDE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA RECORDED IN CABINET B, SLIDE 107.

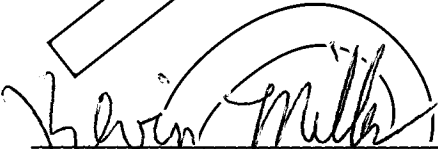
Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

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: January 26, 2006

SEE ACCEPTANCE ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.


Kevin Miller


Andrea Miller

File No.: 420-4622662 (JAY)
A.P.N.: 102-48-0020

Warranty Deed - continued

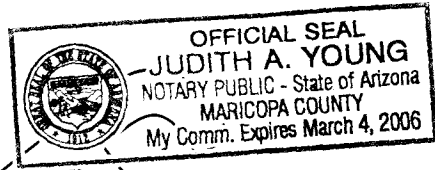
STATE OF Arizona)
County of Maricopa)ss.

On 1-30-06, before me, the undersigned Notary Public, personally appeared **Kevin Miller and Andrea Miller**, 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.

My Commission Expires:

Judith A. Young
Notary Public



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