

Recording Requested by:  
First American Title Insurance Company



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTTLE

When recorded mail to:  
Mark Berardi  
1021 East Sunnyslope Road  
Petaluma, CA 94952

DATE/TIME: 02/07/06 1215  
FEE: \$16.00  
PAGES: 2  
FEE NUMBER: 2006-018309

## WARRANTY DEED

File No. **214-4617008 (klc)**

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

**Scott Wagoner and Patricia Lynne Wagoner, husband and wife**, the GRANTOR does hereby convey to

**Mark Berardi, a married man as her sole and separate property**, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

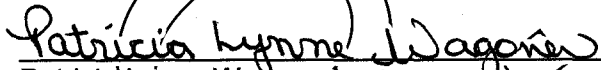
**THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.**

**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 31, 2006

  
\_\_\_\_\_  
Scott Wagoner

  
\_\_\_\_\_  
Patricia Lynne Wagoner

File No.: 214-4617008 (k/c)  
A.P.N.: 501-34-0700

Warranty Deed - continued

STATE OF

AZ

County of

Maricopa

) ss.

On 2/2/04, before me, the undersigned Notary Public, personally appeared **Scott Wagoner and Patricia Lynne Wagoner**, 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:

Kelly Costantini  
Notary Public



RECEIVED  
2/2/04