

Recorded at the Request of:
Chicago Title Insurance Company
When Recorded, mail to:



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

②
TRAN MINH NGUYEN
8111 Stanford Ave #139
Garland Grove CA 92841
1/2

DATE/TIME: 04/03/06 1230
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2006-046773

RESALE

Order No: 2513276 07

Warranty Deed

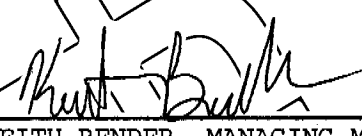
For the consideration of Ten Dollars, and other valuable consideration, I or we,
BENDER-BROTHERS BUILDERS, LLC, an Arizona limited liability company

do hereby convey to
TRAN MINH NGUYEN and CHARLENE TONHI NGUYEN, husband and wife

the following real property located in Pinal County, Arizona:
Lot 359, of ARIZONA CITY UNIT TWELVE, a subdivision recorded in Book 16 of Maps,
page 15, records of Pinal County, Arizona; and

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, the Grantor warrants the title against all persons whomsoever.

Dated: March 21, 2006



KEITH BENDER, MANAGING MEMBER

State of ARIZONA
County of MARICOPA } ss.

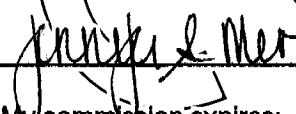
Date of Acknowledgement 3-22-2006

Acknowledgement of KEITH BENDER

This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.



JENNIFER S. MEULEBROECK
Notary Public - Arizona
Maricopa County
Expires 11/15/07



Notary Public
My commission expires: 11-15-07

State of ARIZONA
County of MARICOPA } ss.

Date of Acknowledgement _____

Acknowledgement of

This instrument was acknowledged before me this date by the persons above-subscribed and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

Notary Public
My commission expires: _____

NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.

**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

State of ARIZONA)
County of MARICOPA) ss.

TRAN MINH NGUYEN and CHARLENE TONHI NGUYEN
each being duly sworn, upon oath, for himself or herself and jointly, but not one for the other, deposes and says:

THAT we are the Grantees, Mortgagees or Beneficiaries named in that certain WARRANTY DEED
which is dated March 21, 2006

executed by:
BENDER BROTHERS BUILDERS, LLC, an Arizona limited liability company

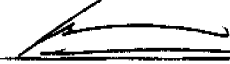
as Grantor, Mortgagor or Trustor to
TRAN MINH NGUYEN and CHARLENE TONHI NGUYEN, husband and wife

as Grantee, Mortgagee or Beneficiary, and which instrument concerns the following described property:
Lot 359, of ARIZONA CITY UNIT TWELVE, a subdivision recorded in Book 16 of Maps, page
15, records of Pinal County, Arizona; and

THAT the interests of the undersigned are being taken by them as Community Property with the right of survivorship.

THAT each of us individually and jointly hereby 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 as community property with right of survivorship.

Dated March 21, 2006



TRAN MINH NGUYEN

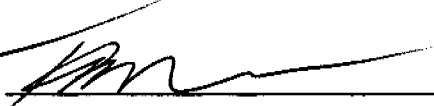


CHARLENE TONHI NGUYEN

Subscribed, sworn to and acknowledged before me on
CHARLENE TONHI NGUYEN

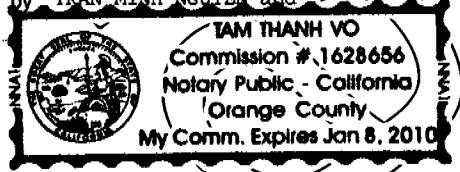
03/24/06

by TRAN MINH NGUYEN and



Notary Public

My commission expires 01/08/2010



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and
obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain
independent legal counsel as to all matters contained in the within document prior to signing same and that
said parties have obtained advice or choose to proceed without same.