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

**FIDELITY NATIONAL TITLE**

**When Recorded Mail To:**

Mr. Eric Montano  
1605 Rancho Guadalupe Trail  
Albuquerque, NM 87107

DATE/TIME: 06/23/06 1526  
FEE: \$16.00  
PAGES: 4  
FEE NUMBER: 2006-089699

Escrow No. 976534-JS

**SPECIAL WARRANTY DEED**

For the consideration of Ten Dollars, and other valuable considerations,

**VAL VISTA ESTATES UNIT II, L.L.C., an Arizona limited liability company**

does hereby convey to

**Eric Montano, a single man and Jasent Montano, a married man, as his sole and separate property**

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

Lot 69, of VAL VISTA ESTATES UNIT II, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, in Cabinet F of Maps, Slide 197.

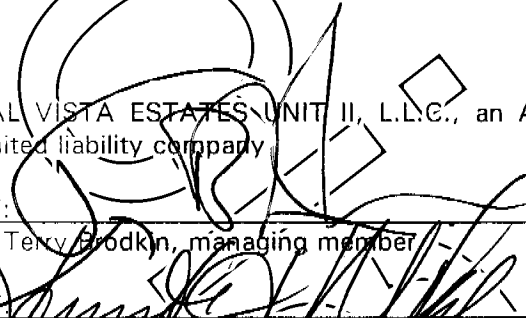
EXCEPT an undivided 1/2 interest in all oil, gas and other minerals, as reserved in Instrument recorded in Docket 1064, page 455.

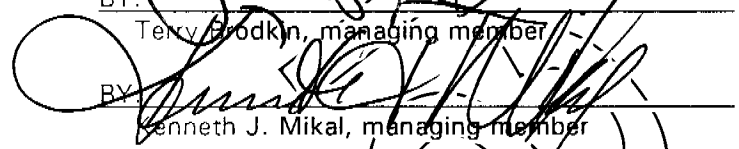
**SUBJECT TO** current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions and restrictions as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all its acts and none other, subject to the matters above set forth.

DATED: June 13, 2006

VAL VISTA ESTATES UNIT II, L.L.C., an Arizona limited liability company

BY:   
Terry Brodtkin, managing member

BY:   
Kenneth J. Mikal, managing member

STATE OF ARIZONA

COUNTY OF Maricopa

This instrument was acknowledged before me this 19<sup>th</sup> day of June, 2006 by Terry Brodtkin who acknowledged to be the managing member of VAL VISTA ESTATES UNIT II, L.L.C., an Arizona limited liability company and as such officer, being authorized so to do, signed the name of the company as such managing member.

Signature Patricia Mickelson  
Notary Public

My Commission Expires: 6-29-08



STATE OF ARIZONA

COUNTY OF Maricopa

This instrument was acknowledged before me this 19<sup>th</sup> day of June, 2006 by Kenneth J. Mikal who acknowledged to be the managing member of VAL VISTA ESTATES UNIT II, L.L.C., an Arizona limited liability company and as such officer, being authorized so to do, signed the name of the company as such managing member.

Signature Patricia Mickelson  
Notary Public

My Commission Expires: 6-29-08



**When Recorded Mail To:**

Mr. Eric Montano  
1605 Rancho Guadalupe Trail  
Albuquerque, NM 87107

Escrow No. 976534-JS

**ACCEPTANCE OF JOINT TENANCY**

**Eric Montano and Jasent Montano**, 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 69 of Val Vista Estates Unit II, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Cabinet F, Slide 197.


EXCEPT an undivided 1/2 interest in all oil, gas and other minerals, as reserved in instrument recorded in Docket 1064, Page 455.

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: June 13, 2006

  
Eric Montano

  
Jasent Montano

STATE OF

Arizona

COUNTY OF

Pinal

This instrument was acknowledged before me this 20 day of June, 2006 by \_\_\_\_\_

Eric Montano

Signature

Rhoda S. Collins

Notary Public



**RHODA S. COLLINS**  
Notary Public - Arizona  
Pinal County  
Expires 07/31/06

My Commission Expires:

7-31-06

STATE OF

Arizona

COUNTY OF

Pinal

This instrument was acknowledged before me this 20 day of June, 2006 by \_\_\_\_\_

Jasent Montano

Signature

Rhoda S. Collins

Notary Public



**RHODA S. COLLINS**  
Notary Public - Arizona  
Pinal County  
Expires 07/31/06

My Commission Expires:

7-31-06