

RECORDING REQUESTED BY
Transnation Title Insurance Company
AND WHEN RECORDED MAIL TO:

RICHARD M. ENEIM
KATHRYN A. ENEIM
9820 E THOMPSON PEAK-PKWAY #711
SCOTTSDALE, AZ 85255



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 08/08/06 1347
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2006-111770

ESCROW NO.: 01556516 - 243 - BB3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

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

Keystone at Ironwood, LLC, an Arizona limited liability company

do/does hereby convey to

Richard M. Eneim and Kathryn A. Eneim, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 217, IRONWOOD VILLAGE, according to Cabinet D, Slide 36, records of Pinal County, Arizona.

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated: August 4, 2006

SELLER:

Keystone at Ironwood, LLC

Its Authorized Agent

RECORDED

State of Arizona
County of Maricopa

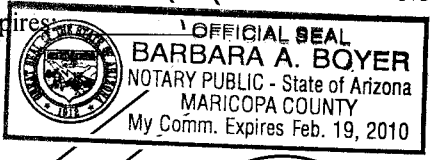
} SS:

On 8.4, 2006 before me personally appeared Richard M. Eneim, as Authorized Agent for **Keystone at Ironwood, LLC**, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Barbara A Boyer
Notary Public

Commission Expires



CONFIDENTIAL

ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP
"DEED"

Richard M. Eneim and Kathryn A. Eneim, husband and wife, 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 named in that certain Deed attached hereto and which is dated August 4, 2006, and executed by Keystone at Ironwood, LLC, an Arizona limited liability company as Grantors, to Richard M. Eneim and Kathryn A. Eneim, husband and wife as Grantees, and which conveys certain premises described as:

Lot 217, IRONWOOD VILLAGE, according to Cabinet D, Slide 36, records of Pinal County, Arizona.

to the Grantees named therein, not as tenants in common, nor as community property, nor as joint tenants with right of survivorship, but as community property, with right of survivorship.

THAT each of us individually and jointly as Grantees hereby assert and affirm that it is our intention to accept said conveyance as such community property with right of survivorship and to acquire any interest we may have in said premises under the terms of said Deed as community property with right of survivorship.

Dated: August 4, 2006

GRANTEES:

[Signature]
Richard M. Eneim

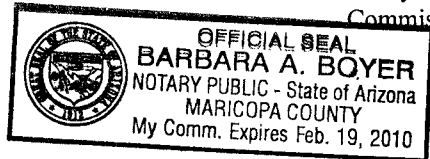
[Signature]
Kathryn A. Eneim

State of Arizona
County of Pinal *Maricopa* } SS:

On 8.4, 2006 before me personally appeared Richard M. Eneim and Kathryn A. Eneim, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

[Signature]
Notary Public
Commission Expires: _____



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 505-88-2170
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? _____
 Please list the additional parcels below (no more than four):
 (1) _____ (2) _____
 (3) _____ (4) _____

9. **FO**
 (a) Co: _____
 (b) Do: _____
 (c) Da: _____
 (d) Fee / Recording Number: _____
 COUNTY OF RECORDATION: PINAL
 FEE NO: 2006-111770
 RECORD DATE: 08/08/06
 Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
Keystone at Ironwood, LLC
58 W. Buffalo Street Suite 100
Chandler, AZ 85225
 3. (a) BUYER'S NAME AND ADDRESS:
Richard M. Eneim
9820 E Thompson Peak Pkwy #711
Scottsdale, AZ 85255
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:
 11. SALE PRICE: \$ 194,110.00
 12. DATE OF SALE (Numeric Digits): 07 / 06
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 38,860.00

4. ADDRESS OF PROPERTY:
1588 E. Brenda Drive, Casa Grande, AZ 85222
 5. MAIL TAX BILL TO:
Richard M. Eneim
See #3 above

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify:
 15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify:
 e. Apartment Building
 7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Keystone at Ironwood, LLC
58 W. Buffalo Street Suite 100
Chandler, AZ 85225 Phone _____
 18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 217 of Ironwood Village, Cabinet D, Slide 36

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 4 day of August, 2006
 Notary Public Barbara A. Boyer
 Notary Expiration Date _____
 OFFICIAL SEAL
BARBARA A. BOYER
 NOTARY PUBLIC - State of Arizona
 MARICOPA COUNTY
 My Comm. Expires Feb. 19, 2010

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 4 day of August, 2006
 Notary Public Barbara A. Boyer
 Notary Expiration Date _____
 OFFICIAL SEAL
BARBARA A. BOYER
 NOTARY PUBLIC - State of Arizona
 MARICOPA COUNTY
 My Comm. Expires Feb. 19, 2010 (Revised 5/2003)

Exhibit A Legal Description

Lot 217, IRONWOOD VILLAGE, according to Cabinet D, Slide 36, records of Pinal County, Arizona.

IRONWOOD VILLAGE