

Recorded at the Request of:
Chicago Title Insurance Company



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

When Recorded, mail to:
Montalbano Homes of Arizona Inc
4800 North Scottsdale Road Suite 2200
Scottsdale AZ 85251

DATE/TIME: 08/23/06 1115
FEE: \$14.00
PAGES: 1
FEE NUMBER: 2006-118667

NEW HOME

Order No: 2601918-18

SPECIAL WARRANTY DEED

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

MBC IV LLC, a Delaware limited liability company

EXEMPT
UNDER ARS 11-1134

do hereby convey to Montalbano Homes of Arizona Inc, a Illinois Corporation

B7

the following real property located in Pinal County, Arizona:

Lot 105, PARCEL A AT SKYLINE RANCH PHASE ONE, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 34 records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions, and restrictions as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

Dated: 2/15/06

Montalbano Homes of Arizona Inc

By: Anthony Montalbano
Anthony Montalbano
President

State of ARIZONA } ss.
County of MARICOPA

Date of Acknowledgement: 2/16/06

Acknowledgement of
Anthony Montalbano as President of MBC IV LLC, a Delaware limited liability company

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.

Jenny Woolley
Notary Public

My commission expires: 12/31/08

JENNIFER WOOLLEY
Notary Public - Arizona
Maricopa County
Expires 12/31/08

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.