

Prepared by
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**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE**

File Number: 41312-KN

When Recorded

Return to: *Kendra Kelley*

Lender Recording Service
18025 Sky Park Circle Suite H
Irvine, CA 92614

LRS# 75606
0624391-RB

DATE/TIME: 12/08/06 1541
FEE: \$14.00
PAGES: 2
FEE NUMBER: 2006-168713

WARRANTY DEED

Made this 30th day of November, 2006, by **Joseph N Tuccino [who acquired title as Joe N. Tuccino] and Kim Tuccino, Husband and Wife as Community Property with Right of Survivorship** hereinafter called the grantor, to **Joseph N Tuccino and Kim Tuccino, Husband and Wife as Community Property with Right of Survivorship** whose post office address is 6184 West Olberg Road, Queen Creek, AZ 85242.

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of \$10.00 DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms, unto the grantee, all that certain land situate in the County of **Maricopa**, and State of **Arizona**, viz:

B2- A transfer that confirms or corrects a deed previously recorded.

See Exhibit "A"

PARCEL ID#: 509-68-02201

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2006.

In Witness whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Vicky T. Manguso
Witness: *Vicky T. Manguso*

Vicky T. Manguso
Witness: *Vicky T. Manguso*

Witness:

Joseph N Tuccino
Joseph N Tuccino

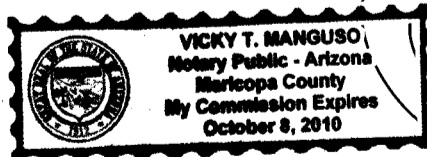
Witness:

Kim Tuccino
Kim Tuccino

State of **AZ**
County of **Maricopa**

Sworn to, subscribed and acknowledged before me this 30th day of November 2006
by **Joseph N Tuccino and Kim Tuccino** who are personally known to me or who has produced
[Signature] as identification.

Vicky T. Manguso
Notary Public *Vicky T. Manguso*
My commission expires: 10/08/2010



mail tax statements to:
Joseph N. + Kim Tuccino
6184 W. Olberg Rd, Queen Creek, AZ 85242

EXHIBIT "A"

**LOT 22, OF SAN TAN RANCHES UNIT 7, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL
COUNTY, ARIZONA, IN BOOK 16, PAGE 33.**

APN#: 509-68-02201

Proprietary