

RECORDING REQUESTED BY
Camelback Title Agency, LLC
AND WHEN RECORDED MAIL TO:

JOHN S. RICHINS
15909 E. LEXINGTON
GILBERT, AZ 85296



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLER

DATE/TIME: 01/02/07 1621
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2007-000842

ESCROW NO.: -00039950 - 053 - M C

SPACE ABOVE THIS LINE FOR RECORDER'S USE

00-06-10029

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,
JACK LEWIS and CAROLYN LEWIS, husband and wife
do/does hereby convey to
JOHN S. RICHINS, a married man as his sole and separate property
the following real property situated in Pinal County, ARIZONA:
See Exhibit B attached hereto and made a part hereof.

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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

SELLERS:

Jack Lewis

JACK LEWIS

Carolyn Lewis

CAROLYN LEWIS

State of ARIZONA
County of Maricopa

}ss:

On Dec. 28, 2006, before me,
The undersigned, a Notary Public in and for said County and State, personally appeared **JACK LEWIS and CAROLYN LEWIS** personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal

Signature Barbara A. Clouston

FOR NOTARY SEAL OR
STAMP

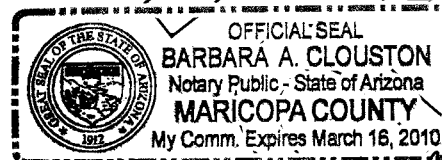


Exhibit B

Lot 84, of SAN TAN RANCHES UNIT 4, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 15 of Maps, Page 10.

EXCEPTING and RESERVING, however, unto the United States of America all the coal and other minerals in the land, as set forth in the patent of said land.

San Tan Ranches Unit 4

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
Primary Parcel: 509-06-08802
BOOK MAP PARCEL SPLIT LETTER
Does this sale include any parcels that are being split / divided?
Check one: Yes [] No [x]
How many parcels, other than the Primary Parcel, are included in this sale?
Please list the additional parcels below (no more than four):

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
COUNTY OF RECORDATION: PINAL
FEE NO: 2007-000842
RECORD DATE: 01/02/07
Value:
(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
JACK LEWIS
34396 N. Lazy Loop
Queen Creek, AZ 85242

3. (a) BUYER'S NAME AND ADDRESS:
JOHN S. RICHINS
15909 E. Lexington
Gilbert, AZ 85296
(b) Are the Buyer and Seller related? Yes [] No [x]
If Yes, state relationship:

4. ADDRESS OF PROPERTY:
34396 N. Lazy Loop, Queen Creek, AZ 85242

5. MAIL TAX BILL TO:
JOHN S. RICHINS
15909 E. Lexington, Gilbert, AZ 85296

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
a. [] Vacant Land f. [] Commercial or Industrial Use
b. [x] 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."
[x] To be rented to someone Other than "family member."
See reverse side for definition of a "family member."

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.

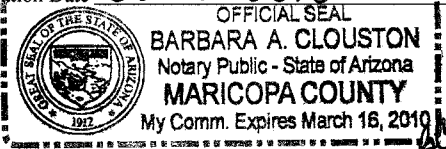
Signature of Seller/Agent: Jack Lewis & Carolyn Leedes

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 28 day of Dec, 2006

Notary Public: Barbara A. Clouston

Notary Expiration Date: 03-16-2010



10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
a. [x] Warranty Deed d. [] Contract or Agreement
b. [] Special Warranty Deed e. [] Quit Claim Deed
c. [] Joint Tenancy Deed f. [] Other:

11. SALE PRICE: \$ 313,000.00

12. DATE OF SALE (Numeric Digits): 10 / 2006
Month Year
(For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 100,500.00

14. METHOD OF FINANCING:
e. [x] New loan(s) from financial institution: (1) [x] Conventional (2) [] VA (3) [] FHA f. [] Other financing; Specify:
a. [] Cash (100% of Sale Price)
b. [] Exchange or Trade
c. [] Assumption of existing loan(s)
d. [] Seller Loan (Carryback)

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 [x]
(b) If Yes, provide the dollar amount of the Personal Property:
\$ [] 00 AND
briefly describe the Personal Property:

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest:

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Camelback Title Agency, LLC
1111 N. Gilbert Rd., Suite 109 Gilbert, AZ 85234
Phone (480) 813-5000 Fax: (480) 813-5025

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot(s) 84, of SAN TAN RANCHES UNIT 4 115/10

Signature of Buyer/Agent: Marsha K. Chapman

State of Arizona, County of Maricopa

Subscribed and sworn to before me this 28 day of Dec, 2006

Notary Public: Marsha K. Chapman

Notary Expiration Date: 5/29/07

