



When Recorded Mail To:

Clint Williams
8721 Crossway Court.#60
Santee, CA 92071

DATE/TIME: 01/24/07 1517
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2007-010396

Escrow No: 53318-LS

WARRANTY DEED

For the consideration of Ten and 00/100 Dollars, and other valuable consideration, I or we,

Luke Williams, a single man

the GRANTORS do hereby convey to

PENSCO Trust Company Custodian FBO Clint Williams IRA and PENSCO Account #W11GX

the GRANTEES

the following described real property situated in Pinal County, Arizona:
SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

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(s) do(es) warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: January 5, 2007

STATE OF ARIZONA
COUNTY OF MARICOPA

This instrument was acknowledged before me this 12th day of JANUARY, 2007
by Luke Williams

Luke Williams

Luke Williams

Signature *[Signature]*

Notary Public

My Commission Expires: 1-31-2010



EXHIBIT "ONE"

Parcel 1:

Lot 50, Block C of Toltec/Arizona Valley Unit Four, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 11 of Maps and Plats at Page 10.

Parcel 2:

Lot 11, Block F of Toltec/Arizona Valley Unit Twenty-Five, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 13 of Maps and Plats at Page 37.

BOOK 11 OF MAPS AND PLATS

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 403-
 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? 1
 Please list the additional parcels below (no more than four):
 (1) 403-19-124 (3) _____
 (2) _____ (4) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) _____
 (b) _____
 (c) COUNTY OF RECORDATION: PINAL
 (d) FEE NO: 2007-010396
 (e) RECORD DATE: 01/24/07
 Valid: _____
 (e) A _____
 ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
Luke Williams
c/o Sun Country Premier Construction LLC. 4245 E. Superior
Phoenix, AZ 85040

3. (a) BUYER'S NAME AND ADDRESS:
PENSCO Trust Company Custodian FBO Clint Williams
8721 Crossway Court #60
Santee, CA 92071

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
3030 N. Hualapai Drive/3640 N. Arcadia Drive, Eloy, AZ 85231

5. MAIL TAX BILL TO:
PENSCO Trust Company Custodian FBO Clint Williams IRA and PE
8721 Crossway Court #60
Santee, CA 92071

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 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.

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: \$ 8,000.00

12. DATE OF SALE (Numeric Digits): _____ / _____ / _____
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 8,000.00

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:
 \$ _____ AND
 briefly describe the Personal Property: _____

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

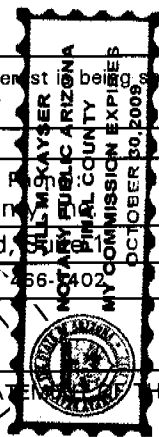
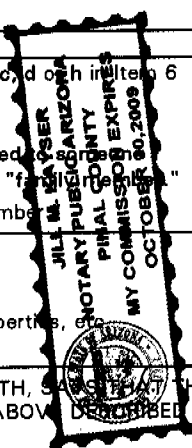
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Fidelity National-Title Agency, of Pinal County
P.O. Box 249, 13100 S. Sunland Gin. Road,
Arizona City, AZ 85223 Phone (520) 466-1402

18. LEGAL DESCRIPTION (attach copy if necessary):
 Please see attached legal description.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, STATE 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 AZ, County of Pinal
 Subscribed and sworn to before me on this 17 day of Jan, 2007
 Notary Public: _____
 Notary Expiration Date: 10/30/09

Signature of Buyer/Agent: _____
 State of AZ, County of Pinal
 Subscribed and sworn to before me on this 17 day of Jan, 2007
 Notary Public: _____
 Notary Expiration Date: 10/30/09



Escrow No. 53318-LS
Title Order No. 00053318

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UNOFFICIAL