

RECORDING REQUESTED BY
Old Republic Title Agency

ORDER #: 4742003413-VG

WHEN RECORDED MAIL TO

Donald L. Beelart
61815 E. Border Rock Road
Tucson, AZ 85739



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLER

DATE/TIME: 04/11/07 1557

FEE: \$16.00

PAGES: 4

FEE NUMBER: 2007-043966

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SPECIAL WARRANTY DEED
CORPORATION**

For the consideration of TEN AND NO/100 DOLLARS and other valuable consideration, Saddlebrooke Development Company, an Arizona Corporation, "Grantor" does hereby convey to:

Donald L. Beelart, an unmarried man

, "Grantee(s)"

The following described property situated in Pinal County, Arizona (the "Property")

See "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO: Current taxes, assessments, reservations in Patents and all easements, rights of way, conditions and restrictions as may appear of record and all matters that would be disclosed by an inspection or survey of the Property.

And the Grantor hereby binds itself and its successors to warrant the title against its acts and none other, subject to the matters above set forth.

To the extent the foregoing rights are not reserved in the Patent or to the extent such reservation is no longer effective, such rights are reserved to the Grantor.

See Exhibit "B" attached hereto and incorporated herein by this reference for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

In witness whereof, said Corporation has caused these presents to be signed by its duly authorized officer(s).

Dated: February 23, 2007

Saddlebrooke Development Company

By: *[Signature]*
James D. Hubbard, Assistant Secretary & Treasurer

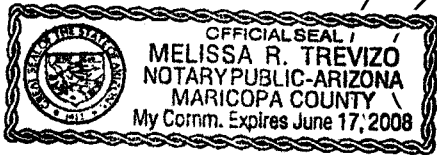
State of Arizona)
County of Maricopa) SS

On this 27th day of February, 2007 before me the undersigned officer, personally appeared James D. Hubbard, who acknowledged himself to be the Assistant Secretary & Treasurer of Saddlebrooke Development Company, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation by himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires: June 17, 2008



[Large stylized watermark text, possibly 'Saddlebrooke' or similar]

EXHIBIT A

Lot 106, SADDLEBROOKE UNIT FORTY EIGHT, according to Cabinet F Slide 127, records of Pinal County, Arizona;

EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or maybe determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by State of Arizona.

EXHIBIT "B"

Grantee acknowledges that, in conjunction with the conveyance of the Property, a "Home Builder's Limited Warranty" is being issued to Grantee. The Home Builder's Limited Warranty is the only warranty applicable to the purchase of the property, and all other express or implied warranties of merchantability, fitness for a particular purpose, habitability and workmanship have been, and hereby are, disclaimed by Grantor and its affiliates and have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

SaddleBrooke Development Company
9532 East Riggs Road
Sun Lakes, Arizona 85248
Attention: Legal Department



Donald L. Beelart

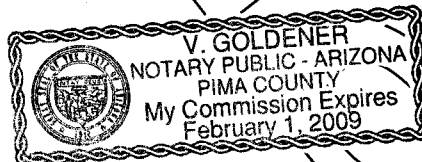
State of Arizona
County of Pima

This instrument was acknowledged before me this 9th day of April, 2007 by
Donald L. Beelart



Notary Public

My commission expires: 2-01-09



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 305 - 31 - 041B -
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) _____ (3) _____
 (2) _____ (4) _____

9. COUNTY OF RECORDATION: PINAL
 FEE NO: 2007-043966
 RECORD DATE: 04/11/07
 Vali _____

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

2. SELLER'S NAME AND ADDRESS:
SADDLEBROOKE DEVELOPMENT COMPANY
9532 E. Riggs Road
Sun Lakes AZ 85248

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:

3. (a) BUYER'S NAME AND ADDRESS:
DONALD L. BEELART
61815 E. Border Rock Road
Tucson, AZ 85739
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

11. SALE PRICE \$ 318,034.00 **00**
12. DATE OF SALE (Numeric Digits): 02 / 07
Month Year
 (For example: 03/05 for March 2005)

4. ADDRESS OF PROPERTY: 61815 E. Border Rock Road, Tucson, Arizona 85739

13. DOWN PAYMENT: \$ 206,034.00 **00**

5. MAIL TAX BILL TO:
DONALD L. BEELART
61815 E. Border Rock Road
Tucson, AZ 85739

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: _____

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

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: _____

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: _____

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
BUYER AND SELLER AS SHOWN ABOVE
 Phone: _____

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF 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 on this _____ day of _____, 2007.
 Notary Public: Melissa R. Previzo
 Notary Expiration Date: June 17, 2008
FORM 82162 (Revised 5/03)

Signature of Buyer/Agent: _____
 State of Arizona County of Pinal
 Subscribed and sworn to before me on this 9th day of April, 2007.
 Notary Public: V. Golden
 Notary Expiration Date: 2-01-09

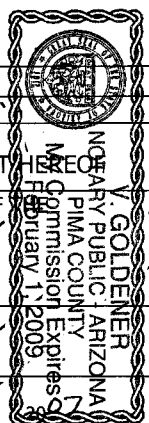


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EXCEPT all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or maybe determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain are hereby reserved in and retained by State of Arizona.