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**FIDELITY NATIONAL TITLE
HOLD FOR PICK-UP**



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

When Recorded Mail To:

Mr. Edward A. Trybula III
Ms. Laura L. Napier
3579 West Goldmine Mountain Drive
Queen Creek, AZ 85242

DATE/TIME: 04/30/07 1457
FEE: \$15.00
PAGES: 2
FEE NUMBER: 2007-051722

1/3 55039830

Escrow No. 7022912-YD

SPECIAL WARRANTY DEED

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

Richmond American Homes of Arizona, Inc., a Delaware Corporation

the GRANTOR does hereby convey to

Edward A. Trybula III, an unmarried man and Laura L. Napier, an unmarried woman

the GRANTEES

the following described real property situated in Pinal County, Arizona:

Lot 1, of SAN TAN HEIGHTS PARCEL A-2, according to Cabinet E, Slide 124, records of Pinal County, Arizona.

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 does warrant the title against all acts of Grantor and no other, subject to the matters above set forth.

DATED: April 12, 2007

STATE OF ARIZONA
COUNTY OF Maricopa

This instrument was acknowledged before me this
12th day of
April, 2007

by Mike Stanko, VP & Todd Demarets, Pres.
of Richmond American Homes of Arizona, Inc., a
Delaware Corporation

Signature Heidi Rapo
Notary Public

My Commission Expires: 3/31/10

Richmond American Homes of Arizona, Inc., a
Delaware Corporation

By: [Signature]
Its: _____

By: [Signature]
Its: _____



HEIDI RAPO
Notary Public - Arizona
Maricopa County,
Expires 03/31/10

When Recorded Mail To:

Mr. and Ms. Edward A. Trybula III
3579 West Goldmine Mountain Drive
Queen Creek, AZ 85242

Escrow-No. 7022912-YD

ACCEPTANCE OF JOINT TENANCY

Edward A. Trybula III and Laura L. Napier each for himself or herself and jointly, but not for the other, state that:

The undersigned have offered to purchase the real property situated in Pinal County described as follows:
Lot 1, of SAN TAN HEIGHTS PARCEL A-2, according to Cabinet E, Slide 124, records of Pinal County, Arizona.

That each of the undersigned, individually and jointly as such Grantees, hereby declare that it is their intention to accept such conveyance as joint tenants with right of survivorship and not as community property estate and not as tenants in common, and to acquire any interest in said real property under said deed as joint tenants with right of survivorship, and not as a community property estate and not as tenants in common.

That by the execution and delivery to Fidelity National Title Insurance Company of this "Acceptance of Joint Tenancy" the undersigned intend to evidence their acceptance of said deed as joint tenants, and hereby direct and authorize Fidelity National Title Insurance Company as Escrow Agent to attach this "Acceptance of Joint Tenancy" to such deed upon its execution and delivery and to record the "Acceptance" together with such deed.

DATED: April 12, 2007

STATE OF ARIZONA
COUNTY OF Maricopa

This instrument was acknowledged before me this
25th day of
April, 2007
by Edward A. Trybula III & Laura L. Napier

Edward A. Trybula III

Laura L. Napier

Signature Heidi Rapo
Notary Public

My Commission Expires: 3/31/10



HEIDI RAPO
Notary Public - Arizona
Maricopa County
Expires 03/31/10

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-95-09308
 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. FOR OFFICIAL USE ONLY
 (a) _____
 (b) COUNTY OF RECORDATION: FINAL
 (c) FEE NO: 2007-051722
 (d) RECORD DATE: 04/30/07
 (e) _____ (f) DOR _____
 Valid _____
ASSESSOR'S USE ONLY
 Verify Primary Parcel In Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS:
Richmond American Homes of Arizona, Inc.
3333 E. Camelback Rd #240
Phoenix, AZ 85018
 3. (a) BUYER'S NAME AND ADDRESS:
Edward A. Trybula III and Laura L. Napier
1865 N. Higley Rd. #1034
Mesa, AZ 85205
 (b) Are the Buyer and Seller related? Yes _____ No X
 If Yes, state relationship: _____

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: \$ 205,899.00
 12. DATE OF SALE (Numeric Digits): 04 / 07
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 1.00

4. ADDRESS OF PROPERTY:
3579 West Goldmine Mountain Drive, Queen Creek, AZ 85242
 5. MAIL TAX BILL TO:
Edward A. Trybula III and Laura L. Napier
3579 West Goldmine Mountain Drive
Queen Creek, AZ 85242

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 X
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ _____ 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: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Fidelity National Title Insurance Company
3333 E. Camelback Road, Suite 230
Phoenix, AZ 85018 Phone 343-3500

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

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 1, San Tan Heights Parcel A-2, Case # E, Slide 124

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: Heidi Rapo
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 25th day of April, 2007
 Notary Public: [Signature]
 Notary Expiration Date: _____
 DOR FORM 82162 (Revised 5/03)

Signature of Buyer/Agent: _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me on this 25th day of April, 2007
 Notary Public: Heidi Rapo
 Notary Expiration Date: 3/31/10

