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Recording Requested by:
First American Title Insurance Company



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLÉ

When recorded mail to:
Francisco Hidalgo Peralta and Delfina Ruth Peralta
4278 East Del Rio Drive
Queen Creek, AZ 85240

DATE/TIME: 08/06/07 1605
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2007-090336

WARRANTY DEED
(Grantee's Acceptance Attached)

Escrow No. **435-4902158 (mjl)**

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

TW Homes/Arizona, Inc., an Arizona Corporation, the GRANTOR does hereby convey to

Francisco Hidalgo Peralta and Delfina Ruth Peralta, husband and wife, the GRANTEE

The following described real property situate in **Pinal County, AZ** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

LOT 476, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 33 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-077552 OF OFFICIAL RECORDS.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

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

DATED: June 25, 2007

TW Homes/Arizona, Inc., an Arizona Corporation

Jill K Zimmerman
By: Jill K. Zimmerman, Authorized Agent

STATE OF AZ

County of

MARICOPA)
) ss.

On 7/26/07, before me, the undersigned Notary Public, personally appeared **Jill K. Zimmerman**, 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.

My Commission Expires: 5/9/08

Kelli C Kenney
Notary Public



Large stylized watermark text, possibly reading 'C.A.S.' or similar, is visible in the bottom right corner of the page.

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 06/25/2007 by and between TW Homes/Arizona, Inc. and Francisco Hidalgo Peralta and Delfina Ruth Peralta.

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

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: June 25, 2007

Francisco Hidalgo Peralta
Francisco Hidalgo Peralta

Delfina Ruth Peralta
Delfina Ruth Peralta

STATE OF AZ)
County of MARICOPA) ss.

On 8/3/2007, before me, the undersigned Notary Public, personally appeared **Francisco Hidalgo Peralta and Delfina Ruth Peralta**, 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.

My Commission Expires: 4/8/11

Deborah L. Kenney
Notary Public



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 109-27-4770 6

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) _____

2. SELLER'S NAME AND ADDRESS:
TW Homes/Arizona, Inc.
6720 North Scottsdale Road Suite 390
Scottsdale, AZ 85253

3. (a) BUYER'S NAME AND ADDRESS:
Francisco Hidalgo Peralta and Delfina Ruth Peralta
4278 East Del Rio Drive
Queen Creek, AZ 85240

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

4. ADDRESS OF PROPERTY:
4278 East Del Rio Drive
Queen Creek, AZ 85240

5. MAIL TAX BILL TO:
Francisco Hidalgo Peralta and Delfina Ruth Peralta
4278 East Del Rio Drive
Queen Creek, AZ 85240

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use, Specify: _____
e. <input type="checkbox"/> 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 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.

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

(a) _____
 (b) COUNTY OF RECORDATION: PINAL
 (c) FEE NO: 2007-090336
 (d) RECORD DATE: 08/06/07
 (e) _____

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

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other

11. SALE PRICE: 232,792.00 **00**
 12. DATE OF SALE (Numeric Digits): 06/07
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 00

14. METHOD OF FINANCING: New loan(s) from Financial institution:
 a. Cash (100% of Sale Price) (1) Conventional
 b. Exchange or trade (2) VA
 c. Assumption of existing loan(s) (3) FHA
 f. Other financing; Specify: _____
 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
 (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):
First American Title Insurance Company
4800 North Scottsdale Road, Suite 1000
Scottsdale, AZ 85251
435-4902158 (mjl) Phone: (480)612-9000

18. LEGAL DESCRIPTION (attach copy if necessary):
 LOT 476, OF LAREDO RANCH UNIT 2, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET G, SLIDE 33 AND AFFIDAVIT OF CORRECTION RECORDED AS 2006-077552 OF OFFICIAL RECORDS.

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: _____
 State of _____ County of Maricopa
 Subscribed and sworn to before me on this 30 day of August, 2007
 Notary Public: Deborah L. Kenney
 Notary Expiration Date: 4/8/11

Signature of Buyer/Agent: _____
 State of _____ County of Maricopa
 Subscribed and sworn to before me on this 30 day of August, 2007
 Notary Public: Deborah L. Kenney
 Notary Expiration Date: 4/8/11

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