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0491
CAPITAL TITLE AGENCY INC.

DATE/TIME: 07/03/08 0837
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2008-063051

Recorded at the request of *FIDELITY NATIONAL TITLE*
when recorded mail to
MAURICIO
~~MAURICIO IBARRA~~
19273 NORTH AUSTIN CT
MARICOPA, AZ, 85239

Special Warranty Deed

Escrow No. 30080222
Fidelity's No. K838282
Asset No. 26945

For the consideration of Ten Dollars, and other valuable considerations, I or we, **INDYMAC BANK, F.S.B.**, do/does hereby convey to ~~MAURICIO IBARRA~~ and **HAZEL IBARRA**, husband and wife, the following real property situated in Pinal, County, Arizona: MAURICIO IBARRA

See Exhibit A 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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 10th day of June, 2008

INDYMAC BANK, F.S.B.

BY: Cary B. Sternberg
Vice President

STATE OF TEXAS
COUNTY OF WILLIAMSSON

} SS:

This instrument was acknowledged before me this 11 day of June, 2008 by:

My Commission Expires: _____
Kelly C. Wrobel
Notary Public

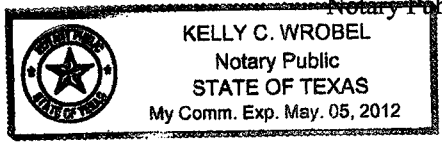


Exhibit A

LOT 208, OF SENITA UNIT 1, ACCORDING TO CABINET E, SLIDE 137, RECORDS OF PINAL COUNTY,
ARIZONA.

Blomfield's

ACCEPTANCE OF JOINT TENANCY (Grantee)

Escrow No.: 30080222

Attachment to Warranty Deed Dated June 10, 2008

KNOWN-ALL MEN BY THESE PRESENTS:

MAURICIO
THAT MAURECIO IBARRA and HAZEL IBARRA, husband and wife each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says:

THAT I am one of the Grantees named in that certain Deed which is dated June 10, 2008, and executed by INDYMAC BANK, F.S.B. as Grantor, and MAURECIO IBARRA and HAZEL IBARRA, husband and wife as Grantee, and which instrument concerns the following described property:

LOT 208, OF SENITA UNIT 1, ACCORDING TO CABINET E, SLIDE 137, RECORDS OF PINAL COUNTY, ARIZONA.

THAT the interests of the undersigned are being taken by them as Joint Tenants with right of survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said interest as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in common and not as community property but as Joint Tenants with right of survivorship.

BUYERS:



MAURICIO IBARRA

MAURICIO MI

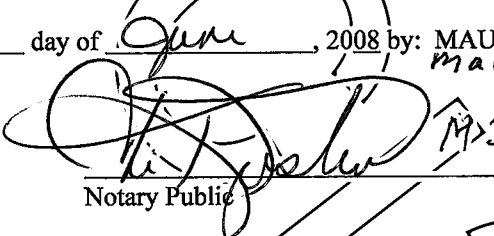
STATE OF ARIZONA
COUNTY OF PINAL


HAZEL IBARRA

} SS:

This instrument was acknowledged before me this 30 day of June, 2008 by: MAURECIO IBARRA AND HAZEL IBARRA. mauricio MI

My Commission Expires: 12-15-11


Notary Public MI



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel 512-38-208
 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: Buyer and Seller leave blank

COUNTY OF RECORDATION: PINAL
 FEE NO: 2008-063051
 RECORD DATE: 07/03/08

(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
INDYMAC BANK, F.S.B.
7700 W. PARMER LANE, BLDG D
AUSTIN, TX 78729

3. (a) BUYER'S NAME AND ADDRESS
MAURÉCIO IBARRA
6208 S. PARKSIDE
TEMPE, AZ 85283

(b) Are the Buyer and Seller related? Yes _____ No
 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: \$ 120,500.00

12. DATE OF SALE (Numeric Digits) 6 / 08
 Month Year
 (For example 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 3,600.00

4. ADDRESS OF PROPERTY
19273 NORTH AUSTIN CT, MARICOPA, AZ 85239

5. MAIL TAX BILL TO.
MAURÉCIO IBARRA
SAME AS #4

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 AMERIDREAM, INC

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 someone Other than "family member."
 See reverse side for definition of a "family member"

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 _____

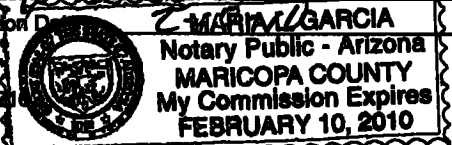
16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest _____

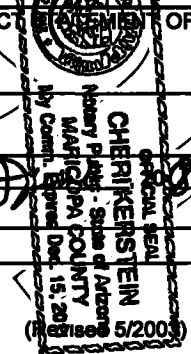
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone)
CAPITAL TITLE AGENCY, INC.
1650 N. DYSART RD. #2, GOODYEAR, AZ 85395
 Phone (623) 925 - 2250

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)
SEE ATTACHED "LEGAL DESCRIPTION"

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]
 Signature of Seller/Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30th day of June, 2008
 Notary Public [Signature]
 Notary Expiration Date _____


[Signature]
 Signature of Buyer/Agent
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 30th day of _____, 2008
 Notary Public [Signature]
 Notary Expiration Date _____


LEGAL DESCRIPTION

LOT 208, OF SENITA UNIT 1, ACCORDING TO CABINET E, SLIDE 137, RECORDS OF PINAL COUNTY, ARIZONA.

Chaffin's