

SECURITY TITLE AGENCY

Recorded at the request of:
Security Title Agency

When recorded, mail to:
James & Modistine Brown
44996 W. Gavilan Drive
Maricopa, AZ 85239



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLER

DATE/TIME: 09/12/08 1226
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2008-086946

Escrow No.: ST55080498-ST55

Space above this line for Recorder's Use

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Act Properties, LLC

does hereby convey to

James Edward Brown and Modistine Brown, husband and wife

the following real property situated in Pinal County, Arizona:

Lot 1, ACACIA CROSSING PARCEL 7, according to Cabinet D, Slide 111 and Affidavit of Correction recorded in Document No. 2003016811, records of Pinal County, Arizona.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, covenants, conditions and restrictions 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: August 26, 2008

Act Properties, LLC

by US Real Estate Services, Inc as Agent and Attorney in Fact

L I D.
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NOTARY ACKNOWLEDGMENT(S) TO SPECIAL WARRANTY DEED

State of California
County of Orange

The foregoing document was acknowledged before me this 9th day of September 2008
By Cliff Bowler the VICE PRESIDENT by US Real Estate Services,
Inc as Agent and Attorney-in-Fact for Act Properties, LLC.

(Seal)

Am L Simo
Notary Public



US REAL ESTATE SERVICES

When recorded, mail to:

James Edward Brown
9451 W. Isabella
Mesa, AZ 85202

Escrow No.: ST55080498-ST55

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**ACCEPTANCE OF COMMUNITY PROPERTY
WITH RIGHT OF SURVIVORSHIP**

James Edward Brown and Modistine Brown each state that:

They have offered to purchase the real property situated in Pinal County described as follows:

Lot 1, ACACIA CROSSING PARCEL 7, according to Cabinet D, Slide 111 and Affidavit of Correction recorded in Document No. 2003016811, records of Pinal County, Arizona.

Each of them, individually and jointly as Grantees, declare that it is their intention to accept the conveyance and acquire all interest in the real property as community property with right of survivorship, and not as a community property estate and not as tenants in common.

By the execution and delivery of this "Acceptance of Community Property With Right of Survivorship" they direct and authorize Escrow Agent to attach this "Acceptance of Community Property With Right of Survivorship" to the deed upon its execution and delivery and to record this "Acceptance of Community Property With Right of Survivorship" together with the deed.

Dated: September 9, 2008


James Edward Brown


Modistine Brown

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of Arizona

County of Maricopa

The foregoing document was acknowledged before me this 10 day of Sept 2008

by James Edward Brown Modistine Brown

(Seal)



STACY MORIN-PASCUAL
Notary Public - Arizona
Maricopa County
Expires 08/01/2011


Notary Public

Title No.: ST55080498

LSI TITLE AGENCY, INC.
LEGAL DESCRIPTION
EXHIBIT "ONE"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 1, ACACIA CROSSING PARCEL 7, according to Cabinet D, Slide 111 and Affidavit of Correction recorded in Document No. 2003016811, records of Pinal County, Arizona.