

Security title

Recorded at the request of
Security Title Agency

When recorded mail to:

Robert C Williams and Geraldine D Williams
924 Providence Way
Modesto, CA 95355-4665

Escrow No.: ST09008408-ST52



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLER

DATE/TIME: 06/12/09 1443
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2009-060109

Space above this line for Recorder's Use

WARRANTY DEED

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

Phillip Brady Eaves, a married man as his sole and separate property
does hereby convey to

Robert C. Williams and Geraldine D Williams, husband and wife

the following real property situated in Pinal County, Arizona.

Lot 152, PHASE 1 AT MORNING SUN FARMS, according to Cabinet D, Slide 172, 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

The undersigned hereby warrants the title against all persons whomsoever, subject to the matters set forth.

Dated this ^{11th}~~12th~~ day of June, 2009.
_{max}

Phillip Brady Eaves
Phillip Brady Eaves

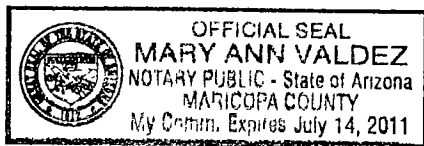
State of ARIZONA

County of MARICOPA

The foregoing document was acknowledged before me this 11th day of June, 2009.

by Phillip Brady Eaves

(Seal)



Mary Ann Valdez
Notary Public

Escrow No.. ST09008408-ST52

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

Robert C Williams and Geraldine D. Williams each state that.

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

Lot 152, PHASE 1 AT MORNING SUN FARMS, according to Cabinet D, Slide 172, 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 June 10, 2009

Robert C Williams
Robert C Williams

Geraldine D Williams
Geraldine D Williams

NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF COMMUNITY PROPERTY

State of _____

County of _____

The foregoing document was acknowledged before me this _____ day of _____

by _____

See certified attached Acknowledgment

(Seal)

Notary Public

ACKNOWLEDGMENT

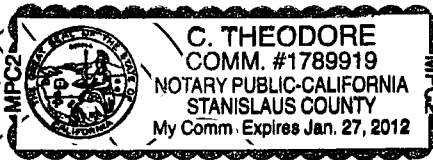
State of California
County of Stanislaus

On June 10, 2009 before me, C. Theodore, Notary Public
(insert name and title of the officer)

personally appeared Robert C. Williams and Geraldine D. Williams
who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature C. Theodore

(Seal)

Large diagonal watermark text: "C. S. P."

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel 509-03-252
 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
 (a) County of Recordation _____
COUNTY OF RECORDATION: PINAL
FEE NO: 2009-060109
RECORD DATE: 06/12/09
 Va. _____
 (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
 Phillip Brady Eaves,
 2545 E. Queen Creek Road
 Gilbert, AZ 85297

3. (a) BUYER'S NAME AND ADDRESS
 Robert C. Williams, Geraldine D. Williams
 924 Providence Way
 Modesto, CA 95355-4665

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

4. ADDRESS OF PROPERTY
 34437 N. Picket Post Drive, Queen Creek, AZ 85242

5. MAIL TAX BILL TO
 924 Providence Way
 Modesto, CA 95355

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."

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

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 Phillip Brady Eaves
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 11th day of June, 2009
 Notary Public Mary Ann Valdez



Signature of Buyer/Agent _____
 State of Arizona County of Maricopa
 Subscribed and sworn to before me on this 11th day of June, 2009
 Notary Public Mary Ann Valdez



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: \$ 88,000.00 **00**

12. DATE OF SALE (Numeric Digits) 6/09
 Month Year
 (For example 03/05 for March 2005)

13. DOWN PAYMENT \$ 22,000.00 **00**

14. METHOD OF FINANCING

a Cash (100% of Sale Price) e New loan(s) from financial institution
 (1) Conventional
 (2) VA
 (3) FHA
 b Exchange or trade f Other financing, Specify _____
 c Assumption of existing loan(s)
 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)
SECURITY TITLE AGENCY
5304 E. Southern Avenue, Suite 122, Mesa, AZ 85206
 Phone (480)892-1523

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED LEGAL DESCRIPTION

DOC ID #: 00020986361806009

LEGAL DESCRIPTION EXHIBIT A

Lot 152, PHASE 1 AT MORNING SUN FARMS, according to Cabinet D, Slide 172, records of Pinal County, Arizona