

Recorded at the request of:  
Fidelity National Title Insurance Company  
When recorded, mail to:  
Fidelity National Title Insurance Company

60 E Rio Salado Pkwy, Ste 1104  
Tempe, AZ 85281



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 10/19/09 1554  
FEE: \$14.00  
PAGES: 3  
FEE NUMBER: 2009-108259

Escrow No.: FT09024398-FT39

Space above this line for Recorder's Use  
APN: 204-32-0040

**WARRANTY DEED**  
(COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP)

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

Jeffrey Palcat, a married man, who acquired title as Jeff Palcat

the GRANTORS convey to

Jeffrey Palcat and Ginger Felbel, husband and wife

not as tenants in common and not as joint tenants, but as Community Property with Right of Survivorship,  
the following described as real property situated in Pinal County, Arizona:

Lot 4, of MCCLELLAN MEADOWS, according to the plat of record in the office of the County Recorder of Pinal  
County, Arizona, recorded in Cabinet F, Slide 175.

SUBJECT TO: Current taxes, assessments, reservations and all easements, rights of way, encumbrances, liens,  
covenants, conditions and restrictions of record.

And I or we warrant the title against all persons whomsoever, subject to the matters set forth above.

The GRANTEEES, by signing the acceptance below, evidence their intention to acquire the property as Community  
Property with Right of Survivorship.

DATED: October 14, 2009

Accepted and Approved:

GRANTEEES

Jeffrey Palcat

Ginger Felbel

GRANTORS

Jeffrey Palcat

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of Postoffice  
County of Argyle Manitoba

The foregoing document was acknowledged before me this 14 day of Oct, 2009.

by Jeff Palcat and Ginger Felbel.

(Seal)

Notary Public

Postmaster (Argyle MB)

510165

2009 -10- 14

ARGYLE, MB  
R0C0B0



## FIDELITY NATIONAL TITLE INSURANCE COMPANY

60 E Rio Salado Pkwy, Ste 1104, Tempe, AZ 85281  
(480)214-4562 FAX (480)214-1754

### ACCOMMODATION RECORDING INSTRUCTIONS

Date: October 13, 2009  
Escrow No.: FT09024399-FT39  
Accommodation File No.: FT09024399  
Property Address:  
960 West Prior Avenue, Coolidge, Arizona 85228

The undersigned, having a right or duty to cause the following referenced documents to be recorded, hand same to you solely for the purpose of delivering them to the office of the County Recorder of Pinal County, Arizona, for recording, subject to any statutory requirements relative to recordings and such local rules, regulations and requirements as may then be in effect regarding documents tendered for recording.

The undersigned makes no demand, have requested no service, nor have any expectation other than the delivery of said documents as set forth above.

The undersigned specifically acknowledges that you are NOT abstracting the documents for validity or correctness as to their preparation or execution and that NO representations or assurances are expressed or implied as to the legal effect of said documents.

The undersigned understands that delivery may be accomplished by a contract messenger or service, U.S. mail, private mail or delivery service or any combination of the above, and we hold you harmless in the event that the documents are lost, misplaced, misdirected, or delayed.

The undersigned understands that there are no charges for this service other than those levied by the County Recorder and charges which may be incurred by the Company in connection herewith, which charges I/we agree to pay.

#### DESCRIBE DOCUMENTS BY TYPE OR TITLE AND PARTIES, AND ATTACH COPIES HERETO.

Warranty Deed (Community Property with Right of Survivorship)

As a condition of receiving these documents, it is required that the "When Recorded Mail To" block of said documents be completed with the name and address shown below and that said, address and telephone number be legibly set out so that the County Recorder may contact that party as to any matter affecting said documents.

**RIGHT TO LEGAL & FINANCIAL ADVICE.** By signing below, each of us acknowledge that we have not received any legal or financial advice from Fidelity National Title Insurance Company or its EMPLOYEES with regard to said documents, any contracts previously entered into, or as to the legal effect of said documents. We understand that each of us has the right to obtain such advice from professionals of our own choosing prior to recording the documents and acknowledge that we have either obtained such advice, or have elected not to do so.

**HOLD HARMLESS.** By signing below, each of us agree to hold Fidelity National Title Insurance Company harmless from responsibility, liability and risk of loss whatsoever (including but not limited to court costs and attorney fees) from any and all matters that may arise as a result of the recordation of said the document(s).

Jeff Palcat

Ginger Felber