



at the request of Pioneer Title Agency, Inc.

When recorded mail to
DKS Breckenridge Properties, LLC
P.O.Box 157
Overgaard, AZ 85933

DATE/TIME: 12/18/2009 1118

FEE: \$15.00

PAGES: 2

FEE NUMBER: 2009-130822

03950275-JID

Tax Code: 509-94-478

WARRANTY DEED

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

Ralph J Flores, A Single Man

do/does hereby convey to

DKS Breckenridge Properties, LLC, An Arizona Limited Liability Company

the following real property situated in Pinal County, Arizona:

Lot 104, Parcel D at Skyline Ranch Phase One, according to Cabinet E, Slide 37, records of ^{Pinal} ~~Maricopa~~ County, Arizona.

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.

The Grantor warrants the title against all persons whomsoever.

DATED this 12 day of Dec., 2009

Ralph J Flores

State of _____ }
County of _____ } ss.

The foregoing instrument was acknowledged before me this _____ day of _____, by **Ralph J Flores.**

NOTARY PUBLIC

My commission expires:

SEE CA ACKNOWLEDGMENT ATTACHED

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

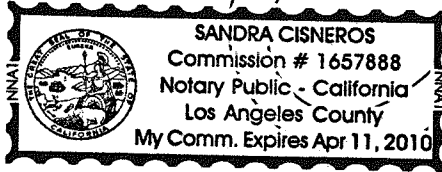
On 12/12/09
Date

before me, Sandra Cisneros, Notary Public
Here Insert Name and Title of the Officer

personally appeared

Ralph J. Flores
Name(s) of Signer(s)

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: [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: 12/12/09 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Ralph J. Flores

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Individual
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 509-94-478
 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: PINAL COUNTY
 (b) Docket & Page Number: DATE/TIME: 12/18/2009 1118
 (c) Date of Recording: FEE NUMBER: 2009-130822
 (d) Fee/Recording Number: _____
 Validation Codes:
 (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
Ralph J Flores
1813 W Desert Mountain Dr
Queen Creek, AZ 85242

3. (a) BUYER'S NAME AND ADDRESS:
DKS Breckenridge Properties, LLC
15002 N Tanglewood Ct
Fountain Hills, AZ 85268
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:
1813 W Desert Mountain Dr, Queen Creek, AZ-85242

5. MAIL TAX BILL TO:
DKS Breckenridge Properties, LLC
15002 N Tanglewood Ct
Fountain Hills, AZ 85268

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agriculture
 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.

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: \$ 83,000.00

12. DATE OF SALE (Numeric Digits): 12 / 2009
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 83,000.00

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 b. Exchange or Trade (1) Conventional
 c. Assumption of existing loans (2) VA
 d. Seller Loan (Carryback) (3) FHA
 f. Other financing; Specify: _____

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: _____

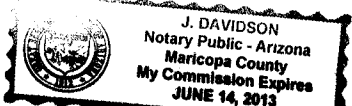
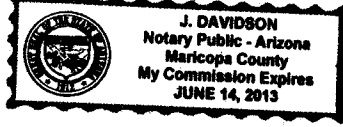
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Pioneer Title Agency, Inc.
2152 South Vineyard, Mesa, AZ 85210
 Phone (480) 539-5232

18. LEGAL DESCRIPTION (attach copy if necessary):
See Exhibit A attached hereto and made a part hereof.

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 Arizona, County of MARICOPA
 Subscribed and sworn to before me this 14 day of DEC, 2009
 Notary Public _____
 Notary Expiration Date 6-14-13 NOTARY SEAL HERE

Signature of Buyer (Agent) _____
 State of Arizona, County of MARICOPA
 Subscribed and sworn to before me this 14 day of DEC, 2009
 Notary Public _____
 Notary Expiration Date 6-14-13 NOTARY SEAL HERE



Lot 104, Parcel D at Skyline Ranch Phase One, according to Cabinet E, Slide 37, records of Pinal County, Arizona.

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