



Recording Requested by:
First American Title Insurance Company

When recorded mail to:
George Bien-Willner and Adrienne J. Bien-Willner
3641 N. 39th Avenue
Phoenix, AZ 85019

DATE/TIME: 02/03/2010 1320

FEE: \$15.00

PAGES: 4

FEE NUMBER: 2010-010230

WARRANTY DEED

File No. **201-5233630 (sfh)**

For the consideration of TEN AND NO/100.DOLLARS, and other valuable considerations, I or we,

Richard M. Everhart or Linda A. Everhart, Trustees of the Hildebrand Everhart Trust dated October 16, 2007, the GRANTOR does hereby convey to

George Bien-Willner and Adrienne J. Bien-Willner, husband and wife, the GRANTEE

the following described property situate in **Pinal County, Arizona**:

LOT 13, OF VILLA ADELAIDA, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET B, SLIDE 126.

Pursuant to ARS 33-404, Beneficiaries names and addresses under said trust(s) are disclosed in Trust Certification(s) attached hereto.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters set forth above.

DATED: 2-2, 2010

The Hildebrand Everhart Trust dated October
16, 2007


Richard M. Everhart, Trustee

File No.: 201-5233630 (sfh)
A.P.N.: 200-43-0700 1

Warranty Deed - continued

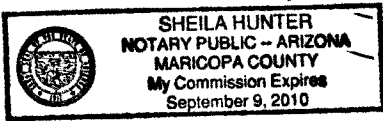
STATE OF Arizona)
County of Maricopa)ss.

On January 29, 2010, before me, the undersigned Notary Public, personally appeared **Richard M. Everhart**, personally known to me (or 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 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.

WITNESS my hand and official seal.

My Commission Expires:

Sheila Hunter
Notary Public



OFFICIALS

File No.: 201-5233630 (sfh)
A.P.N.: 200-43-0700 1

Warranty Deed - continued

TRUST CERTIFICATION

November-10, 2009

First American Title Insurance Company
2425 East Camelback Road, Suite 300
Phoenix, AZ 85016

RE: Escrow No. 201-5233630

The undersigned, being the Trustee(s) of the The Hildebrand Everhart Trust, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

NAME: Richard Monnett Everhart

ADDRESS: 2675 E. Elliot Rd., Gilbert, AZ. 85234

NAME: Linda Ann Everhart

ADDRESS: 2675 E. Elliot Rd., Gilbert, AZ. 85234

NAME: _____

ADDRESS: _____

The Hildebrand Everhart Trust

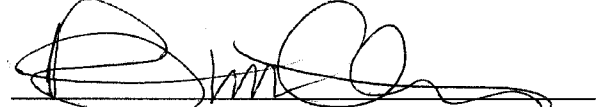

Richard M. Everhart or Linda A. Everhart, Trustees

EXHIBIT "A"

LOT 13, OF VILLA ADELAIDA, ACCORDING TO THE PLAT OF RECORD IN THE
OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN
CABINET B, SLIDE 126.

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AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 200-43-0700 1

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? 0

Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:
The Hildebrand Everhart Trust
2675 E. Elliot Road
Gilbert, AZ 85234

3. (a) BUYER'S NAME AND ADDRESS:
George Bien-Willner and Adrienne J. Bien-Willner
3641 N. 39th Avenue
Phoenix, AZ 85019

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

4. ADDRESS OF PROPERTY:
224 North Sycamore Street
Florence, AZ 85232

5. MAIL TAX BILL TO:
George Bien-Willner and Adrienne J. Bien-Willner
3641 N. 39th Avenue
Phoenix, AZ 85019

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**

a. <input type="checkbox"/> Vacant Land	f. <input type="checkbox"/> Commercial or Industrial Use
b. <input checked="" type="checkbox"/> Single Family Residence	g. <input type="checkbox"/> Agricultural
c. <input type="checkbox"/> Condo or Townhouse	h. <input type="checkbox"/> Mobile or Manufactured Home
d. <input type="checkbox"/> 2-4 Plex	i. <input type="checkbox"/> Other Use, Specify: _____
e. <input type="checkbox"/> 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: N/A
 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: Sheila Hunter
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 2nd day of February, 2010
 Notary Public: [Signature]
 Notary Expiration Date: 10/14/2012

9. **FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

(a) County of Recordation: **PINAL COUNTY**
 (b) Docket & Page Number: _____
 (c) Date of Recording: **DATE/TIME: 02/03/2010 1320**
 (d) Fee / Recording Number: **FEE NUMBER: 2010-010230**
 Validation Codes:
 (e) ASSESSOR: _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

a. <input checked="" type="checkbox"/> Warranty Deed	d. <input type="checkbox"/> Contract or Agreement
b. <input type="checkbox"/> Special Warranty Deed	e. <input type="checkbox"/> Quit Claim Deed
c. <input type="checkbox"/> Joint Tenancy Deed	f. <input type="checkbox"/> Other

11. SALE PRICE: **60,000.00** **00**
 12. DATE OF SALE (Numeric Digits): 2/2010
 Month Year
 (For example: 03 / 05 for March 2005)

13. DOWN PAYMENT: \$ 0.00 **00**

14. METHOD OF FINANCING:

a. <input checked="" type="checkbox"/> Cash (100% of Sale Price)	e. <input type="checkbox"/> New loan(s) from Financial institution:
b. <input checked="" type="checkbox"/> Exchange or trade	(1) <input type="checkbox"/> Conventional
c. <input checked="" type="checkbox"/> Assumption of existing loan(s)	(2) <input type="checkbox"/> VA
d. <input checked="" type="checkbox"/> Seller Loan (Carryback)	(3) <input type="checkbox"/> FHA
	f. <input type="checkbox"/> 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:
 \$ 0.00 **00** **AND**
 briefly describe the Personal Property: _____

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: N/A

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Company
2425 East Camelback Road, Suite 300
Phoenix, AZ 85016
201-5233630 (sfh) Phone: (602)567-8100

18. LEGAL DESCRIPTION (attach copy if necessary):
LOT 13, OF VILLA ADELAIDA, B/126, Pinal County, AZ

Signature of Buyer/Agent: Sheila Hunter
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 2nd day of February, 2010
 Notary Public: [Signature]
 Notary Expiration: 10/14/2012
 Reproduction by First American Title Insurance 05/2003



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