

RECORDING REQUESTED BY
Title Security Agency of Pinal County, LLC
AND WHEN RECORDED MAIL TO:

MICHAEL O'LEARY
JANIS O'LEARY
22113 N. DIETZ DR.
MARICOPA, AZ 85138



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 03/31/2010 1612
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2010-030490



ESCROW NO.: 01005706 - 010 - LS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

Community Property with Right of Survivorship

For the consideration of Ten Dollars, and other valuable considerations,
Rox REO 1, LLC, an Arizona limited liability company
do/does hereby convey to
Michael O'leary and Janis O'leary, husband and wife
the following real property situated in the county of Pinal, State of ARIZONA:
See Exhibit A attached hereto and made a part hereof.

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.

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

The Grantees by signing the acceptance below or attached evidence their intention to acquire said premises *as community property with right of survivorship* and NOT as joint tenants and not as tenants in common..

Dated February 27, 2010

Grantees

Grantors
Rox REO 1 LLC, an Arizona Limited Liability
Company
By Malano Rox LLC, an Arizona Limited Liability
Company, its Manager

Michael O'leary
Michael O'leary

Michael Malano
by: *Michael Malano*
its: *Mgr.*

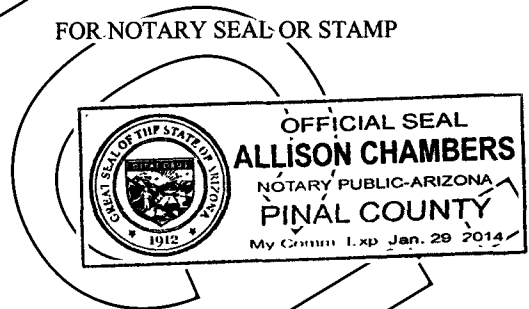
Janis O'leary
Janis O'leary

State of Arizona }ss:
County of Pinal
On 3/30/10, before me,
the undersigned

a Notary Public in and for said County and State, personally appeared
Michael O'leary and Janis O'leary
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 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.

WITNESS my hand and official seal.
Signature *Allison Chambers*

FOR NOTARY SEAL OR STAMP



State of Arizona }ss:
County of Pinal
On 3/30/10, before me,
the undersigned

a Notary Public in and for said County and State, personally appeared
Rox REO 1 LLC, an Arizona Limited Liability Company by Malano
Rox LLC, an Arizona Limited Liability Company, its Manager by
Michael Malano its Mgr.
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 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.

WITNESS my hand and official seal.
Signature *Allison Chambers*

FOR NOTARY SEAL OR STAMP

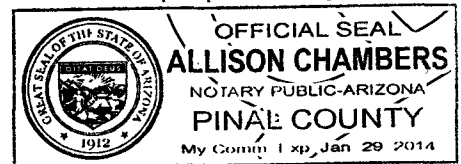
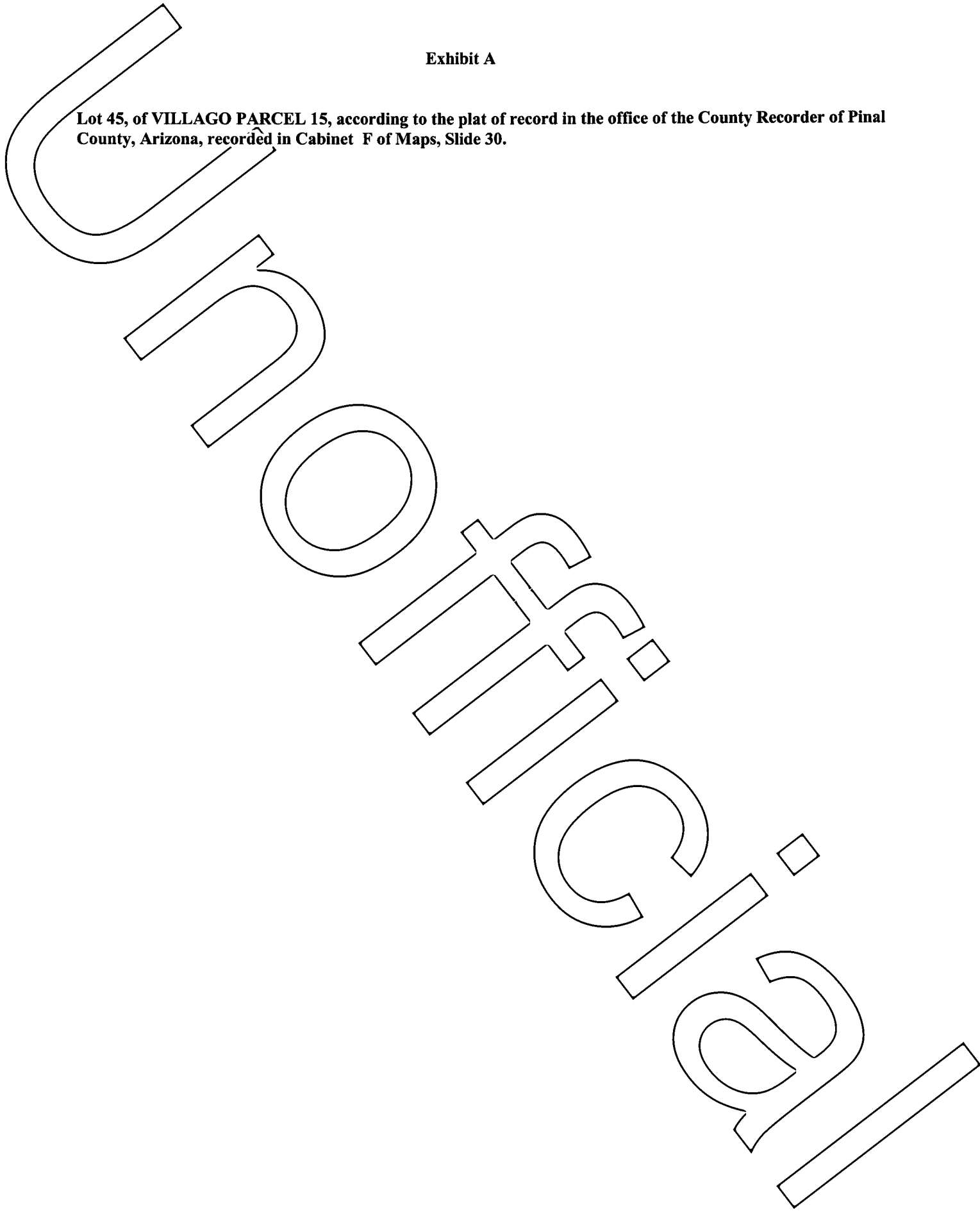


Exhibit A

Lot 45, of VILLAGO PARCEL 15, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 30.



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 515-37-676-02
 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. COUNTY OF RECORDATION: PINAL
 (a) FEE NO: 2010-030490
 (b) RECORD DATE: 03/31/2010
 (c) _____
 (d) _____
 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
Rox REO 1, LLC
PO Box 11190
Casa Grande AZ 85130
 3. (a) BUYER'S NAME AND ADDRESS:
Mike O'leary and Janis O'leary
22113 N. Dietz Dr.
Maricopa, AZ 85138
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

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: \$ 153,000.00
 12. DATE OF SALE (Numeric Digits): 03 / 2010
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 500.00

4. ADDRESS OF PROPERTY:
163 E. Baja, Casa Grande, AZ 85122
 5. MAIL TAX BILL TO:
Mike O'leary
163 E. Baja, Casa Grande, AZ 85122

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 loan(s) (2) VA
 (3) FHA
 f. Other financing; Specify:
 d. Seller Loan (Carryback)

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

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
 briefly describe the Personal Property: _____

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."

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone)
Rox REO 1, LLC
PO Box 11190 Casa Grande
AZ 85130
 Phone _____ Fax _____

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

18. LEGAL DESCRIPTION (attach copy if necessary)
Lot 45, of Villago Parcel 15 - Cabinet f of Maps, Sheet 30

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]
 Signature of Seller/Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 31st day of March, 2010
 Notary Public [Signature]
 Notary Expiration Date 10/27/2010

[Signature]
 Signature of Buyer/Agent
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 31st day of March, 2010
 Notary Public [Signature]
 Notary Expiration Date 10/27/2010

