

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

RECORDING REQUESTED BY
OLD REPUBLIC TITLE AGENCY

ORDER #: 4729001493-JS

WHEN RECORDED MAIL TO

Jose Aviles and Barbara A. Illig-Aviles
5100 W. Mohawk Dr.
Eloy, AZ 85231

DATE/TIME: 05/04/2010 1602

FEE: \$16.00

PAGES: 6

FEE NUMBER: 2010-042828

1 of 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For valuable consideration, SUN LAKES – CASA GRANDE DEVELOPMENT, LLC, a Delaware limited liability company ("Grantor"), does hereby grant, sell and convey to Barbara A. Illig-Aviles and Jose Aviles, wife and husband (whether one or more, "Grantee"), the real property located in Pinal County, Arizona, more particularly described as follows (the "Property"):

* * * See "Exhibit A" attached hereto and made a part hereof. * * *

SUBJECT TO: (a) current taxes, assessments, reservations in patents, all rights of way, easements, encumbrances, liens, obligations, liabilities, covenants, conditions, restrictions and all other matters as may appear in the records of Pinal County, Arizona; (b) all matters that would be disclosed by an inspection or an accurate ALTA/ACSM survey of the Property; (c) the reservation to Grantor, its successors and assigns of all water, oil, gas and minerals in, on or under the Property, or that may be produced from the Property and all mineral rights relating to the Property; and (d) the matters set forth on Exhibit "B" and Exhibit "C" attached hereto and incorporated herein by this reference.

See Exhibit "B" for Grantee's acknowledgement regarding Home Builder's Limited Warranty.

See Exhibit "C" for Grantee's acknowledgement regarding the Recreational Amenities Fee.

Grantor warrants title as against its own acts and none other, subject to the matters set forth above.

DATED: April 14, 2010.

GRANTOR:

SUN LAKES – CASA GRANDE DEVELOPMENT, LLC,
a Delaware limited liability company

By: Arlington Property Management Company, an
Arizona corporation,
its Manager

By: Paula Roa

Its: Controller

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 23rd day of April,
2010, by Paula Roa, as Controller of Arlington Property Management Company, an
Arizona corporation, on behalf of the corporation as Manager of Sun Lakes – Casa Grande, LLC, a Delaware
limited liability company, on behalf of the company.

Cheryl Calvert
Notary Public

My Commission expires:

02-29-2012



CHERYL CALVERT
Notary Public—Arizona
Maricopa County
Expires on 02/29/2012

Escrow No.: 4729001493-JS

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Barbara A. Illig-Aviles and Jose Aviles, each being duly sworn upon oath for himself or herself, and jointly, but not one for the other, deposes and says:

That I am one of the Grantees named in that certain Special Warranty deed which is Dated April 14, 2010 and executed by Sun Lakes - Casa Grande Development, LLC, a Delaware limited liability company, as Grantor and Barbara A. Illig-Aviles and Jose Aviles, wife and husband, as Grantee and which instrument concerns the following described property:

*** See "Exhibit A" attached hereto and made a part hereof ***

THAT the interests of the undersigned are being taken by them as COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP, and not as Tenants in Common or as Joint Tenants; and

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common and not as Joint Tenants, but as COMMUNITY PROPERTY WITH RIGHTS OF SURVIVORSHIP.

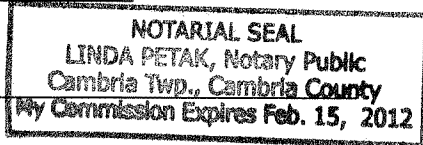
Barbara A. Illig-Aviles
Barbara A. Illig-Aviles

Jose Aviles
Jose Aviles

State of PA.
County of CAMBRIA

The foregoing instrument was acknowledged before me this 16 day of April, 2010 by Barbara A. Illig-Aviles and Jose Aviles.

Linda Petak
Notary Public



My commission expires:

EXHIBIT A

Lot 53, ROBSON RANCH – CASA GRANDE UNIT SIX, according to Cabinet F, Slide 124, and Affidavit of Correction recorded at Fee No. 2006-9259, records of Pinal County, Arizona.

EXCEPT all water, oil, gas, minerals and rights thereto.

EXHIBIT "B"

Grantee acknowledges that, in conjunction with Grantor's conveyance of the Property, Grantor is issuing a "Home Builder's Limited Warranty" to Grantee. The Home Builder's Limited Warranty is the only express warranty applicable to the purchase of the Property, and, to the extent permitted by applicable law, all other express or implied warranties have been, and hereby are, waived by Grantee. The Home Builder's Limited Warranty is intended to run with the land for a period of nine (9) years from the date this deed is recorded, and shall remain in effect with respect to the Property for such nine (9) year period. Properly interested parties may obtain a copy of the Home Builder's Limited Warranty applicable to the Property by delivering a written request to the address set forth below.

Sun Lakes – Casa Grande Development, LLC
9532 East Riggs Road
Sun Lakes, Arizona 85248
Attn: Legal Department

Buyer:

Barbara A. Illig-Aviles
Barbara A. Illig-Aviles

Jose Aviles
Jose Aviles

State of PA
County of CAMBRIA

The foregoing instrument was acknowledged before me this 16 day of April, 2010
by Barbara A. Illig-Aviles and Jose Aviles.

Linda Petak
Notary Public

My commission expires

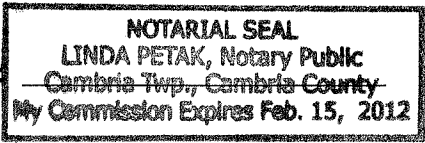


EXHIBIT "C"

RECREATIONAL AMENITIES FEE ACKNOWLEDGEMENT

1. In addition to the foregoing, the subject property is being conveyed subject to the obligation of the property owner to pay a recreational amenities fee (the "Amenities Fee") of \$25 per month, as increased based on increases in the CPI as set forth below, to the Robson Ranch – CG Homeowners Association, Inc., an Arizona nonprofit corporation (the "Association"), until the date that is 40 years from the date this deed is recorded.
2. The Amenities Fee shall be adjusted upward as of January 1 of each year (the "Adjustment Date"), commencing January 1, 2007, to reflect changes in the Consumer Price Index for All Urban Consumers -- U.S. Cities Average -- All Items (the "CPI") published by the United States Department of Labor, Bureau of Labor Statistics (1982-1984 = 100) from October, 2005 to October of the year immediately prior to the adjustment. Notwithstanding the foregoing, in no event shall the Amenities Fee be decreased on any Adjustment Date. If at any time the CPI is no longer published or its manner of calculation is materially changed, Sun Lakes – Casa Grande Development, LLC, a Delaware limited liability company ("Casa Grande Development"), may substitute such substitute index, reconciled to October, 2005, as reasonably reflects changes in the purchasing power of the dollar.
3. If at any time (a) the Association is dissolved, or (b) the Association's obligation to pay Casa Grande Development a monthly fee in consideration for the conveyance of certain recreational amenities terminates for any reason, the Amenities Fee referenced above shall be paid directly to Casa Grande Development (or to such other entity as Casa Grande Development may designate from time to time), by the property owner.

ACCEPTED AND APPROVED BY:

Barbara A. Illig-Aviles
Barbara A. Illig-Aviles

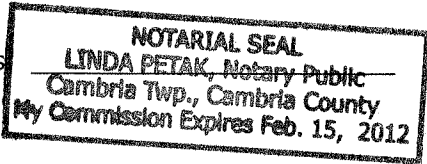
Jose Aviles
Jose Aviles

State of PA.
County of CAMBRIA

The foregoing instrument was acknowledged before me this 16 day of April, 2010 by Barbara A. Illig-Aviles and Jose Aviles.

Linda Petak
Notary Public

My commission expires



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 402 - 30 - 402 - _____
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: _____
 (b) Docket & Page Number: _____
 (c) Date of Recording: _____ **PINAL COUNTY**
 (d) Fee/ Recording Number: _____ **DATE/TIME: 05/04/2010 1602**
Validation Codes:
 (e) ASSESSOR _____ **FEE NUMBER: 2010-042828**

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____ - _____ - _____
 Use code: _____ Full Cash Value: _____

2. SELLER'S NAME AND ADDRESS:
Sun Lakes - Casa Grande Development LLC
9532 E. Riggs Road
Sun Lakes AZ 85248
3. (a) BUYER'S NAME AND ADDRESS:
JOSE AVILES, BARBARA A. ILLIG-AVILES
1114 Lemon Drop Rd.
Ebensburg PA 15931-6203
 (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 \$ 206,097 **00**

12. DATE OF SALE (Numeric Digits): 03 / 10
Month Year
 (For example: 03/05 for March 2005)

13. DOWN PAYMENT: \$ 41,297 **00**

4. ADDRESS OF PROPERTY: 5100 W. Mohawk Dr., Eloy, Arizona
85231

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

5. MAIL TAX BILL TO:
JOSE AVILES, BARBARA A. ILLIG-AVILES
5100 W. Mohawk Dr.
Eloy AZ 85231

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: _____

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."

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

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

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
BUYER AND SELLER AS SHOWN ABOVE
 Phone () _____

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.

18. LEGAL DESCRIPTION (attach copy, if necessary):
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Signature of Seller/Agent: _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 28 day of Apr, 2010
 Notary Public: Doreen R. Davis
 Notary Expiration Date: 8-9-2011

Signature of Buyer/Agent: _____
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this 28 day of Apr, 2010
 Notary Public: Doreen R. Davis
 Notary Expiration Date: 8-9-2011

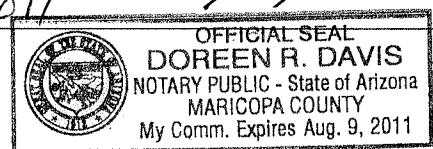
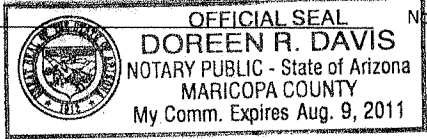


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EXCEPT all water, oil, gas, minerals and rights thereto.

Robson Ranch