



**OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE**

DATE/TIME: 07/16/2010 1437
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2010-067153



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WHEN RECORDED MAIL TO:

Charles R. Berry, Esq.
POL SINELLI SHUGHART PC
3636 N. Central Avenue, Suite 1200
Phoenix, Arizona 85012

GENERAL WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Michel Morin, an unmarried man (the "Grantor"), hereby conveys to MTB Arizona Properties, LLP, an Arizona limited liability partnership, the real property situated in Pinal County, Arizona, described on Exhibit "A" attached hereto and incorporated herein by this reference, together with any and all improvements thereon and including any and all tenements, hereditaments, appurtenances, rights, privileges and easements appurtenant thereto (the "Property").

SUBJECT ONLY TO: those matters that appear as special exceptions in Schedule B of any title insurance policy insuring Grantor, the Grantor warrants title to the Property against all matters whatsoever and all persons whomsoever.

Dated this 3 day of June, 2010.



Michel Morin

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This instrument was acknowledged before me, the undersigned notary public, this 3rd day of June, 2010, by Michel Morin, whose identity was proven to me on the basis of satisfactory evidence, and who acknowledged himself to be the individual whose name is subscribed to the foregoing instrument and that he executed the same for the purposes therein stated.

My Commission Expires:

Elmer J. Gomes

Notary Public

ELMER J. GOMES.
Barrister, Solicitor & Notary Public
2200-201, PORTAGE AVENUE
WINNIPEG, MANITOBA
R3B 3L3
ELMER J. GOMES

EXHIBIT "A"

LEGAL DESCRIPTION

LOT 120, OF PARCEL 3 OF THE VILLAGES AT RANCHO EL DORADO,
ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY
RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 193

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: 512 - 08 - 120 - 0
 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) _____

9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank
 (a) County of Recordation: _____
 (b) COUNTY OF RECORDATION: PINAL
 (c) FEE NO: 2010-067153
 (d) RECORD DATE: 07/16/2010
 Validat
 (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:
Michel Morin
332 River Road
St. Andrews, MB R1A 2X2, Canada
 3. (a) BUYER'S NAME AND ADDRESS:
MTB Arizona Properties, LLP, an AZ limited liability partnership
c/o 332 River Road
St. Andrews, MB R1A 2X2, Canada
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: Seller is General Partner of Buyer

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: \$ 86,000 00
 12. DATE OF SALE (Numeric Digits): 06/10
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 86,000 00

4. ADDRESS OF PROPERTY:
20633 N. Marquez Drive, Maricopa, AZ 85239
 5. MAIL TAX BILL TO:
Michel Morin
332 River Road
St. Andrews, MB R1A 2X2, Canada

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

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: N/A
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
Charles R. Berry, Esq./Polsinelli Shughart PC
3636 N. Central Avenue, Suite 1200
Phoenix, AZ 85012 Phone (602) 650-2030

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):
 See Exhibit "A" attached hereto

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 Manitoba County of Manitoba, Canada
 Subscribed and sworn to before me on this 10 day of June 20 10
 Notary Public _____
 Notary Expiration Date UNLIMITED

Signature of Buyer/Agent _____
 State of Manitoba County of Manitoba, Canada
 Subscribed and sworn to before me on this 10 day of June 20 10
 Notary Public _____
 Notary Expiration Date UNLIMITED

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