



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

Recorded at the request of
Fidelity National Title Insurance Company

When recorded, mail to
MP AZ PHASE II LLC
1136 W Baseline Rd
Mesa AZ 85210

DATE/TIME 01/05/2011 1340

FEE \$15 00

PAGES 2

FEE NUMBER 2011-001092



Escrow No FT10018311-FT35

Space above this line for Recorder s Use

**RECORDED AT THE REQUEST OF
FIDELITY NATIONAL TITLE**

WARRANTY DEED

For the consideration of Ten Dollars and other valuable considerations

Eric R Vaughn and Andrea R Vaughn husband and wife

does hereby convey to

MPAZ Homes Phase II LLC An Arizona Limited Liability Company

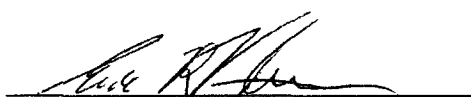
the following real property situated in Pinal County Arizona

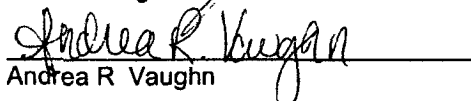
LOT 110 JOHNSON RANCH UNIT 16 ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF PINAL COUNTY ARIZONA RECORDED IN CABINET D SLIDE 171 AND
THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO 05-052139

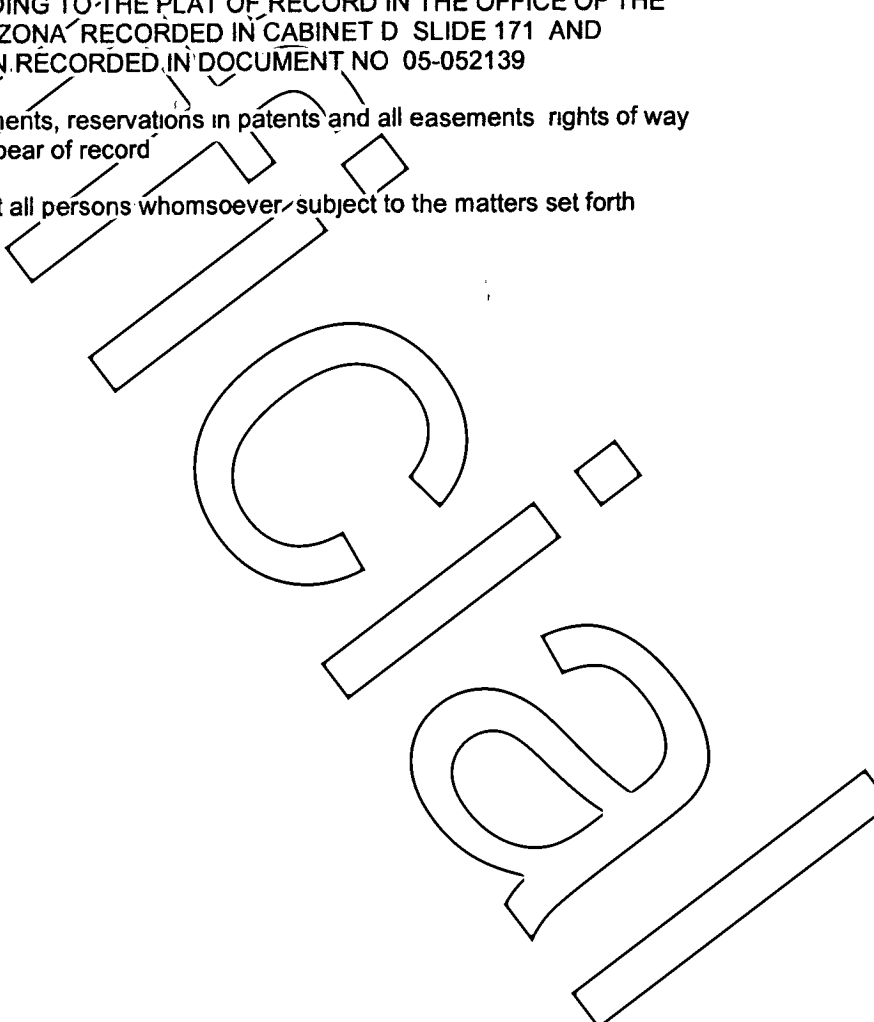
SUBJECT TO Current taxes and other assessments, reservations in patents and all easements rights of way
covenants conditions and restrictions as may appear of record

The undersigned hereby warrants the title against all persons whomsoever subject to the matters set forth

Dated December 30 2010


Eric R Vaughn


Andrea R Vaughn



NOTARY ACKNOWLEDGMENT(S) TO WARRANTY DEED

State of Arizona

County of maricopa

The foregoing document was acknowledged before me this 30 day of December 2010

by Eric R Vaughn Andrea R Vaughn

(Seal)



MARY LOU YOUDE
Notary Public Arizona
Maricopa County
Expires 06/06/2011

Mary Lou Youde
Notary Public

CONFIDENTIAL

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 210-72-48300
 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: 01/05/2011 1340
 (c) Date of Recording: FEE NUMBER: 2011-001092
 (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:
Eric R. Vaughn, Andrea R. Vaughn
266 East Dry Creek Road
Queen Creek, AZ 85143

3. (a) BUYER'S NAME AND ADDRESS:
MPAZ Homes Phase II, LLC,
1136 W. Baseline Rd.
Mesa, AZ 85210

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

4. ADDRESS OF PROPERTY:
266 East Dry Creek Road, San Tan Valley, AZ 85143-5591

5. MAIL TAX BILL TO:
1136 W. Baseline Road
Mesa, AZ 85210

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."

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: \$ 120,000.00 **00**

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

13. DOWN PAYMENT: \$ 120,000.00 **00**

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: _____

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):
 Buyer _____

 Phone _____

18. LEGAL DESCRIPTION (attach copy if necessary):
SEE ATTACHED LEGAL DESCRIPTION

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 on this 30 day of December 20 10

Notary Public Mary Lou Youde
 Notary Expiration Date June 2011
 MARY LOU YOUDE
 Notary Public - Arizona
 Maricopa County
 Expires 06/06/2011

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa

Subscribed and sworn to before me on this 4 day of Jan 20 11

Notary Public H. Harris
 Notary Expiration Date 8/31/2013
 H. HARRIS
 Notary Public - Arizona
 Maricopa County
 Expires 08/31/2013

**LEGAL DESCRIPTION
EXHIBIT "ONE"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

LOT 110, JOHNSON RANCH UNIT 16, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET D, SLIDE 171, AND THEREAFTER CERTIFICATE OF CORRECTION RECORDED IN DOCUMENT NO. 2005-052139.