

SECURITY TITLE AGENCY

RECORDING REQUESTED BY
Security Title Agency

AND WHEN RECORDED MAIL TO:

Heriberto Estrada

51191 W Julie Ln
Maricopa AZ 85139

ESCROW NO.: 76110379 - 076 - LSA



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

DATE/TIME: 04/27/2011 1117
FEE: \$16.00
PAGES: 4
FEE NUMBER: 2011-035345



SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable consideration,

Fred L. Marquez and Mary Lou Marquez, Trustees of The Marquez Family Trust, dated March 22, 2000

("Grantor") conveys to

Heriberto Estrada, a single man

the following real property situated in Pinal County, 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.

Grantor warrants the title against all persons whomsoever, subject to the matters set forth above.

Dated: April 25, 2011

Grantor(s):

The Marquez Family Trust, dated March 22, 2000


Fred L. Marquez (Trustee)
Fred L. Marquez, Trustee

Mary Lou Marquez (Trustee)
Mary Lou Marquez, Trustee

State of Arizona
County of Pinal

} ss:

The foregoing document was acknowledged before me this 16 day of April 2011
by Fred K Marques and Mary Lou Marques Trustees
of the Marques Family Trust dated 11/15/00
Lisa M. Sgrignoli
Notary Public

 LISA M. SGRIGNOLI
Notary Public - Arizona
Pinal County
Expires 08/29/2013

DATE: April 26, 2011

ESCROW NO.: 76110379-076-LSA

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the names of the beneficiaries of the Declaration of Trust dated ~~March 27, 2000~~ are as follows:

Name: Rudolph J. Marquez

Address: 20443 N. 37th Ave. Glendale, AZ

Name: Mark Marquez

Address: 20443 N. 37th Ave. Glendale, AZ

Name: Mike Marquez

Address: 6226 Mary Jane Ln. Glendale, AZ 85306

Name: _____

Address: _____

Name: _____

Address: _____

Name: _____

Address: _____

By: [Signature]
(Signature of Trustee)

[Signature]
(Signature of Trustee)

as Trustee (s) of The Marquez Family Trust

(This document will be recorded at the Close of Escrow attached to the Deed)

LEGAL DESCRIPTION

LOT 320, THUNDERBIRD FARMS SOUTH, BOOK 17 OF MAPS, PAGE 14, RECORDS OF PINAL COUNTY,
ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED THE PATENT
RECORDED IN BOOK 42, PAGE 166 OF DEEDS.

Thunderbird Farms

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)
 Primary Parcel: 510-62-320
 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. FOI COUNTY OF RECORDATION: PINAL
 (a) FEE NO: 2011-035345
 (b) RECORD DATE: 04/27/2011
 (c) _____
 (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:
The Marquez Family Trust, dated March 22, 2000
20443 N. 37th Ave, Glendale, AZ 85308

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:

3. (a) BUYER'S NAME AND ADDRESS:
Heriberto Estrada
402 W. 112th Street
Eloy, AZ 85131
 (b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

11. SALE PRICE: \$ 53,000.00

12. DATE OF SALE (Numeric Digits): 04 / 11
 Month Year
 (For example: 03 / 05 for March 2005)

4. ADDRESS OF PROPERTY:
49936 W Esch Trl, Maricopa, AZ 85139

13. DOWN PAYMENT: \$ 53,000 - 5000.00

5. MAIL TAX BILL TO:
Heriberto Estrada
5191 W. 112th Street

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: _____

6. PROPERTY TYPE (for Primary Parcel): (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 AND
 briefly describe the Personal Property: N/A

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 To be rented to someone or "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: N/A

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
 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: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 20 day of April, 2011
 Notary Public: [Signature]
 Notary Expiration Date: 08/29/2013

Signature of Buyer/Agent: [Signature]
 State of Arizona, County of Pinal
 Subscribed and sworn to before me this 20 day of April, 2011
 Notary Public: [Signature]
 Notary Expiration Date: _____

LISA M. SGRIGNOLI
 Notary Public - Arizona
 Pinal County
 Expires 08/29/2013

LISA M. SGRIGNOLI
 Notary Public - Arizona
 Pinal County
 Expires 08/29/2013

LEGAL DESCRIPTION

LOT 320, THUNDERBIRD FARMS SOUTH, BOOK 17 OF MAPS, PAGE 14, RECORDS OF PINAL COUNTY, ARIZONA;

EXCEPT ALL COAL, OIL, GAS AND OTHER MINERAL DEPOSITS, AS RESERVED THE PATENT RECORDED IN BOOK 42, PAGE 166 OF DEEDS.

Thunderbird Farms, Inc.