



**GRAND CANYON TITLE AGENCY**

DATE/TIME: 06/13/2011 1411  
FEE: \$13.00  
PAGES: 2  
FEE NUMBER: 2011-049366



**WHEN RECORDED MAIL TO:**

**FRANK PANNELLA  
LISA PANNELLA  
30266 N. CHOLLA DRIVE  
FLORENCE, AZ, 85132**

FHA CASE NO.: 023-294119  
FILE NO.: 27008383-027-MA7  
PARCEL NO.: 210-39-250

**SPECIAL WARRANTY DEED**

Deed for Arizona

THIS INDENTURE, Made this date June 9, 2011, between Shaun Donovan Secretary of Housing and Urban Development, of Washington, D.C., Acting by and through the Federal Housing Commissioner, (hereinafter called "Grantor"), and **Frank Pannella and Lisa Pannella, Husband and Wife, as joint tenants with right of survivorship**, (hereinafter called "Grantee(s)")

WITNESSETH: That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, to him in hand paid by the said Grantee(s), receipts whereof is hereby acknowledged, does by the presents convey and confirm unto the said Grantee(s), the following described property situated in the county of **Pinal**, state of Arizona to wit:

Lot 23, of MAGMA RANCH I - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49;

EXCEPT half of all oil, gas and minerals as reserved in instrument recorded in Docket 26, Page 533, records of Pinal County, Arizona.

**EXEMPT ARS-11-1134-A3**

BEING the same property acquired by the Grantor pursuant to the provisions of the National Housing Act, as amended (12 USC 1701 et seq.) and the Department of housing and Urban Development Act (79 Stat. 667).

TO HAVE AND TO HOLD all and singular the above premises, together with the appurtenances and privileges thereunto belonging, unto the said Grantee(s), forever.

SUBJECT to all covenants, restrictions, reservations, easements, conditions and rights appearing of record; and SUBJECT to any state of facts an accurate survey would show. The Grantor does hereby warrant the title against the acts of the Grantor and all persons claiming by, through, or under the Grantor, subject to the matters set forth above.

**In witness whereof**, the undersigned has set his/her hand and seal as a principal and/or officer of **BLB Resources, Inc.**, Management and Marketing contractor of the U.S. Department of Housing and Urban Development, for and on behalf of the Secretary of Housing and Urban Development, under the redelegation of authority published at 70 Fed. Reg. 43,171 (July 26, 2005).

Secretary of Housing and Urban Development

By: \_\_\_\_\_ (Seal)

Print Name **MARK McCAFFERTY**  
AUTHORIZED AGENT

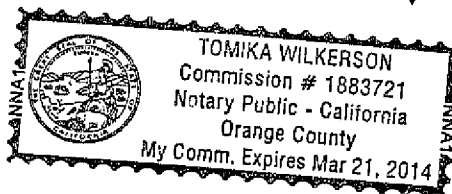
Print Title \_\_\_\_\_

STATE OF CALIFORNIA  
COUNTY OF ORANGE

On June 10, 2011, personally appeared before me Notary Public  
MARK McCAFFERTY authorized agent who executed the foregoing instrument for  
and on behalf of the Secretary of Housing and Urban Development.

WITNESS my hand and official seal.

Tomika Wilkerson  
Notary Public



ACCEPTANCE OF JOINT TENANCY

State of AZ  
County of Maricopa

Frank Pannella and Lisa Pannella, Husband and Wife, as joint tenants with right of survivorship, 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 June 9, 2011, and-executed by The Secretary of Housing and Urban Development of Washington, D.C., acting by and through the Federal Housing Commissioner, as the Grantor and as Grantee

Frank Pannella and Lisa Pannella, Husband and Wife, as joint tenants with right of survivorship and which instrument concerns the following described property:

Lot 23, of MAGMA RANCH I - UNIT 2, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 49;

EXCEPT half of all oil, gas and minerals as reserved in instrument recorded in Docket 26, Page 533, records of Pinal County, Arizona.

THAT the interests of the undersigned are being taken by them as Joint Tenants with the right of survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint Tenants and to acquire any interest in, or any proceeds arising out of said property, not as tenants in-common and not as community property but as Joint Tenants with right of survivorship.

BUYERS:

*Frank Pannella*

Frank Pannella

*Lisa Pannella*

Lisa Pannella

Subscribed and sworn to before me this 10 day of June, 2011, by Frank Pannella and Lisa Pannella

My Commission expires: 6-30-15

*Vicki S. Lambert*  
Notary Public

