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Recording Requested by:
FIRST AMERICAN TITLE

When recorded mail to:

Cheryl Russell
PO Box 6441
Apache Junction, AZ 85278

Escrow No. 245-011-97491



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER

LAURA DEAN-LYTLE

DATE: 03/01/99 TIME: 1441
FEE: 12.00
PAGES: 2
FEE NO: 1999-008806

WARRANTY DEED

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

CARL R. BRATCHER and R. LAVERNE BRATCHER, husband and wife

do hereby convey to the GRANTOR

CHERYL A. RUSSELL, wife of THOMAS D. RUSSELL, as her sole and separate property

the GRANTEE

the following described real property situate in Pinal County, Arizona:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR does warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED: February 16, 1999

Carl R. Bratcher

CARL R. BRATCHER

R. LaVerne Bratcher

R. LAVERNE BRATCHER

STATE OF ARIZONA)
) ss.
County of Pinal)

This instrument was acknowledged and executed before me this 26 day of February, 1999 by CARL R. BRATCHER and R. LAVERNE BRATCHER.

My Commission Expires July 19, 2002

Grace Morrow

Notary Public

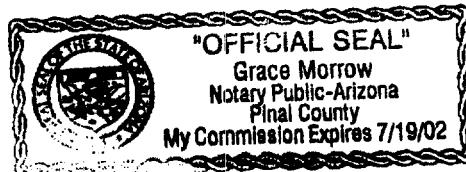


EXHIBIT "A"

NO. 245-066-97491

BEGINNING at the Northwest corner of Government Lot 59, Section 6, Township 1 North, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

thence East 495 feet to a POINT OF BEGINNING;

thence East 165 feet;

thence South 330 feet;

thence West 165 feet;

thence North 330 feet to the POINT OF BEGINNING;

EXCEPT the South half thereof; and

EXCEPT all the oil, gas and other minerals deposits in said land, as reserved in Patent from the United States of America recorded in Docket 229, Page 577, records of Pinal County, Arizona.