

Recording Requested by:
First American Title Insurance Company



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

When recorded mail to:
Linda M. Nesbihal and Philip C. Nesbihal
21947 North Desert Park Court
Maricopa, AZ 85239

DATE/TIME: 07/30/04 1638
FEE: \$16.00
PAGES: 3
FEE NUMBER: 2004-058529

WARRANTY DEED

Escrow No. **256-4274236 (wes)** 1/3
A.P.N./Tax ID: **512-26-04803**

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

Hacienda Builders, Inc., an Arizona Corporation, the GRANTOR does hereby convey to

Linda M. Nesbihal and Philip C. Nesbihal, wife and husband, the GRANTEE

The following described real property situate in **Pinal** County, **AZ** with the title being conveyed to the grantee as set forth in the attached acceptance by the grantee:

Lot 48, of FINAL PLAT OF PARCEL 7 AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet C, Slide 187.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

And the GRANTOR binds itself and its successors to warrant the title as against its acts and none other, subject to the matters set forth.

DATED: April 01, 2004

SEE ACCEPTANCE ATTACHED HERETO
AND BY REFERENCE MADE A PART HEREOF.

Hacienda Builders, Inc., an Arizona
Corporation

See Attached

By: David S. Cohen, President

SIGNATURE BLOCK and NOTARY ACKNOWLEDGMENT TO
SPECIAL WARRANTY DEED FOR
HACIENDA BUILDERS, INC., an Arizona Corporation

Escrow # 256-4274236

By: HACIENDA BUILDERS, INC., an Arizona
Corporation

BY:

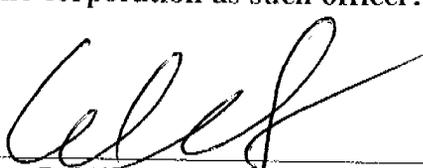

David S. Cohen, President

STATE OF ARIZONA)

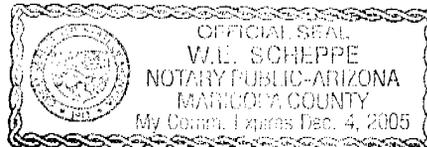
COUNTY OF MARICOPA)

) SS:

This instrument was acknowledged and executed before me this 28th day of July, 2004, by David S. Cohen, who acknowledged to be the President of Hacienda Builders, Inc., an Arizona Corporation, and that as such officer, being authorized so to do, signed the name of the corporation as such officer.


Notary Public

My commission expires: 12/4/05



ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

This Acceptance is to be attached to: Warranty Deed dated 04/01/2004 by and between Hacienda Builders, Inc. and Linda M. Nesbihal and Philip C. Nesbihal.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Escrow Agent of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Escrow Agent to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Date: April 01, 2004

Linda M. Nesbihal
Linda M. Nesbihal

Philip C. Nesbihal
Philip C. Nesbihal

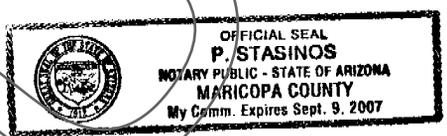
STATE OF AZ)
County of maricopa)ss.

On 7-28-2004, before me, the undersigned Notary Public, personally appeared **Linda M. Nesbihal and Philip C. Nesbihal**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-9-2007

P. Stasinios
Notary Public



S12 26041803

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL NUMBER(S) (primary parcel number):
 Primary Parcel: 512-26-04803

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. COUNTY OF RECORDATION: PINAL
 FEE NO: 2004-058529
 RECORD DATE: 07/30/04

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:
Hacienda Builders, Inc.
4250 North Drinkwater Blvd., Suite 360
Scottsdale, AZ 85251

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:
Linda M. Nesbihal and Philip C. Nesbihal
21947 North Desert Park Court
Maricopa, AZ 85239

11. SALE PRICE: 318,868.00 **00**
 12. DATE OF SALE (Numeric Digits): 7/04
 Month Year
 (For example: 03 / 05 for March 2005)

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

13. DOWN PAYMENT: \$ 143167 **00**

4. ADDRESS OF PROPERTY:
21947 North Desert Park Court
Maricopa, AZ 85239

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: _____

5. MAIL TAX BILL TO:
Linda M. Nesbihal and Philip C. Nesbihal
21947 North Desert Park Court
Maricopa, AZ 85239

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

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

(b) If Yes, provide the dollar amount of the Personal Property:
 \$ 0.00 **00 AND**
 briefly describe the Personal Property: _____

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.

16. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

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.

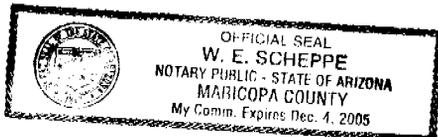
17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
First American Title Insurance Company
4250 N. Drinkwater Blvd., #350
Scottsdale, AZ 85251
 256-4274236 (wes) Phone (480) 663-6090

18. LEGAL DESCRIPTION (attach copy if necessary):
Lot 48, of FINAL PLAT OF PARCEL 7 AT RANCHO EL DORADO,
according to the plat of record in the office of the County Recorder of
Pinal County, Arizona, recorded in Cabinet C, Slide 187.

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: Carol Beesum
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this July 30 day of 2004
 Notary Public: [Signature]
 Notary Expiration Date: _____

Signature of Buyer/Agent: Carol Beesum
 State of AZ, County of Maricopa
 Subscribed and sworn to before me on this July 30 day of 2004
 Notary Public: [Signature]
 Notary Expiration: _____



Reproduction by First American Title Insurance 05/2003