

WHEN RECORDED, MAIL TO:

DONALD R. SIMS and TAMMY M. SIMS
30556 N REBECCA LN
Queen Creek, AZ 85243



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 10/25/06 1635
FEE: \$16.00
PAGES: 2
FEE NUMBER: 2006-148863

Escrow No. 06002382

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, **Ryland Homes of Arizona Inc., an Arizona corporation,**

hereafter called the Grantor(s), hereby conveys to **DONALD R. SIMS AND TAMMY M. SIMS, husband and wife, as community property with right of survivorship.**

the following real property situated in **Pinal County, Arizona,** together with all rights and privileges appurtenant thereto:

Lot 553, of RANCHO BELLA VISTA SOUTH, UNIT 3A, according to Cabinet F, Slide 148, records of Pinal County, Arizona.

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. And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.