

Recorded At The Request Of
Commerce Title Company

RECORDING REQUESTED BY

Name: Taylor, Bean & Whitaker Mortgage Corp.

RETURN TO

Name: Taylor, Bean & Whitaker Mortgage Corp.
Address: 1417 North Magnolia Ave.
Ocala, FL 34475



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTTLE

DATE/TIME: 11/14/07 1319
FEE: \$19.00
PAGES: 10
FEE NUMBER: 2007-125548

[Space Above This Line For Recording Data]

MIN: 100029500020534206

DEED OF TRUST

FHA CASE NO.
023-2567196-703

THIS DEED OF TRUST ("Security Instrument") is made on **November 07, 2007**
The trustor is **Todd McGuire, A Married Man as his Sole and Separate Property**

222726 South 208th Street, Queen Creek, AZ 85242 ("Borrower"), whose mailing address is

COMMERCE TITLE

8665 EAST HARTFORD DRIVE # 215, SCOTTSDALE, Arizona, 85255 ("Trustee"), whose mailing address is

The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS. **Taylor, Bean & Whitaker Mortgage Corp.**

("Lender") is organized and existing under the laws of **FL**, and has a mailing address of **1417 North Magnolia Ave, Ocala, FL 34475**

Borrower owes Lender the principal sum of **Two Hundred Eight Thousand Three Hundred Twenty and no/100** Dollars (U.S. \$ **208,320.00**).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **December 01, 2037**

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument, and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **Maricopa Pinal** County, Arizona:

See Attached Exhibit A.

ARIZONA FHA DEED OF TRUST

ITEM T9658L1 (0608)—MERS

(Page 1 of 7 pages)

6/96
GreatDocs™
To Order Call: 1-800-968-5775



0242052053420

T9658_20070629.100000