

**ADJUSTABLE RATE DEED OF TRUST  
(HOME EQUITY CONVERSION)**

When recorded mail to:  
Griffin Financial Mortgage  
1701 River Run #308  
Fort Worth, Texas 76107

FHA Case Number: 023-2586353-952-255  
107337150000

Attached for clarity

State of Arizona

**ADJUSTABLE RATE DEED OF TRUST**

MIN: 1001073-1073371500-0

THIS DEED OF TRUST ("Security Instrument") is made on December 14, 2007. The trustor is **FEDERICO C. LUNA AND BEATRIZ LUNA, HUSBAND AND WIFE** whose address is, **520 EAST SILVER REEF ROAD, CASA GRANDE, ARIZONA 85222-1614** ("Borrower"). The trustee is **COMMONWEALTH LAND TITLE COMPANY, 6215 RIVER CREST DRIVE, RIVERSIDE, CA 92507** ("Trustee"). The Lender is Griffin Financial Mortgage, LLC, which is organized and existing under the laws of Texas, and whose address is 1701 River Run #308, Fort Worth, Texas 76107 ("Lender"). The beneficiary under this Security Instrument is Mortgage Electronic Registration Systems, Inc. ("MERS") (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. MERS is a separate corporation that is acting solely as a nominee for Lender 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. Borrower has agreed to repay to Lender amounts which Lender is obligated to advance, including future advances, under the terms of a Home Equity Conversion Loan Agreement dated the same date as this Security Instrument ("Loan Agreement"). The agreement to repay is evidenced by Borrower's Note dated the same date as this Security Instrument ("Note"). This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, at a rate subject to adjustment, and all renewals, extensions and modifications of the Note, up to a maximum principal amount of Two Hundred Thirty-Nine Thousand Two Hundred Fifty and 00/100 Dollars (\$239,250.00); (b) the payment of all other sums, with interest, advanced under Paragraph 5 to protect the security of this Security Instrument or otherwise due under the terms of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. The full debt, including all amounts described in (a), (b), and (c) above, if not paid earlier, is due and payable on February 14, 2093. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **PINAL** County, Arizona:

The real property located at the address **520 EAST SILVER REEF ROAD, CASA GRANDE, ARIZONA 85222-1614**, in the county of **PINAL**, state of **ARIZONA**, described more fully on Exhibit A attached to this Mortgage.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

**BORROWER COVENANTS** that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.