

When Recorded, mail to:
AZADEH FAMILI
409 EAST BRAEBURN DRIVE
PHOENIX, AZ 85022

Order No: (No Transfer Fee Necessary Exempt Under ARS 11-1134 A-7)

Warranty Deed

For valuable consideration, receipt of which is hereby acknowledged, I,

AZADEH FAMILI, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,

do hereby convey to

MARIAN GARCIA, as to a Five Percent (5%) interest as a tenant in common.

the following described real property located in Maricopa County, Arizona:

COMMONLY KNOWN AS: 409 EAST BRAEBURN DRIVE PHOENIX, AZ 85022 APN: 208-27-443

SEE "EXHIBIT A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE FOR LEGAL DESCRIPTION

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, the Grantor warrants the title against all persons whomsoever.

Dated: August 15, 2012


AZADEH FAMILI

State of Arizona }


County of Maricopa

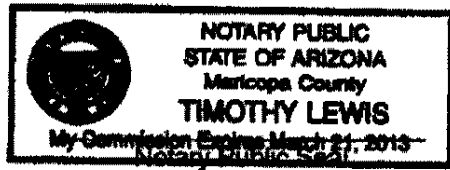
On August 15, 2012 before me, Timothy Lewis, personally

appeared Azadeh Famili, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public Signature



NOTE: The parties are cautioned that by completing and executing this document, legal rights, duties and obligations are created. By signing, the parties acknowledge that they have been advised to seek and obtain independent legal counsel as to all matters contained in the within document prior to signing same and that said parties have obtained advice or choose to proceed without same.