





STATE OF ARIZONA, County of Maricopa; ss. DEED 365  
I do hereby certify that the within instrument was filed and recorded at  
DAT 2710 PAGE 523 on JAN 8 1958 8:00 AM at  
Page \_\_\_\_\_ Records of Maricopa County, Arizona.  
WITNESS my hand and official seal the day and year first above written  
N. C. "KELLY" MC  
By: *[Signature]*

WARRANTY DEED

For the consideration of Ten and No/100 Dollars, and other valuable considerations, we, CARL EKHOLM and GRACIA S. EKHOLM, husband and wife, do hereby convey to EARL S. DOBSON and EILEEN A. DOBSON, husband and wife, the following described real property situate in Maricopa County, Arizona:

Parcel No. 1:

The South one-half of Section Nine (9), Township Two (2) South, Range Five (5) East, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

Parcel No. 2:

The Northwest quarter of the Southwest quarter of Section Ten (10), Township Two (2) South, Range Five (5) East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona.

SUBJECT TO:

Taxes for the year 1958 and subsequent; Any charges of Salt River Reclamation Project; Water Right Application recorded in Book 1, Page 69 of Water Right Applications; (covering West half of Parcel No. 1), in Book 1, Page 99 of Water Right Applications, (covering East half of Parcel No. 1), and in Book 11, Page 78 of Water Right Applications, (covering Parcel No. 2); Rights of way for canals, laterals and ditches; Easement as shown by instrument recorded in Miscellaneous Book 38, Page 548, (Parcel No. 2); Easement as shown by instrument recorded in Book 54, Page 409 of Miscellaneous Records, and in Docket 226, Page 110 (Parcel No. 1); Easement as shown by instrument recorded in Docket 226, Page 10, (Parcel No. 1); Easement as shown by map recorded in Book 1, Page 41 of Road Maps, in Book 2, Page 15 of Road Maps, (Parcel No. 1); Easement as shown by map recorded in Book 2, Page 15 of Road Maps, (Parcel No. 2); Easement as shown by map recorded in Book 2, Page 39 of Road Maps, (Parcel No. 2).

Grantors make no representation or warranty with respect to the condition, water delivery capacity, static water level, or otherwise, concerning the irrigation well located near the Southeast corner of said Section 9.

And we do warrant the title against all persons whomsoever, subject to the matters above set forth.

DATED this 22nd day of April, 1958.

*Carl Ekholm*  
*Gracia S. Ekholm*

STATE OF ARIZONA )  
County of Maricopa )

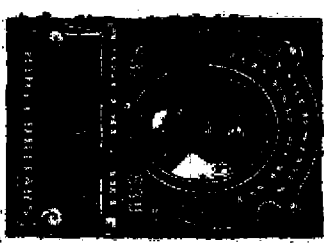
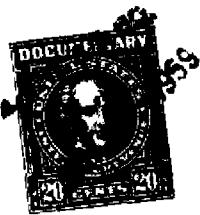
This instrument was acknowledged before me this 22nd day of April, 1958, by CARL EKHOLM and GRACIA S. EKHOLM.

My commission expires:

Oct 24 1961

DAT 2710 PAGE 523

*Gladys Tarry*  
Notary Public



85-22-9

*[Handwritten initials]*

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

DWAYNE E. DOBSON AS TRUSTEE UNDER  
CAROL M. DOBSON  
1200 W QUEEN CREEK RD.  
CHANDLER, AZ 85248

MA

200

3 OF 3  
HOVP

NO TITLE LIABILITY

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Warranty Deed**

**Community Property with Right of Survivorship**

For the consideration of Ten Dollars, and other valuable considerations,

DWAYNE E. DOBSON and CAROL M. DOBSON, Trustees of the DWAYNE E. DOBSON TRUST, created June 27, 1985 do/does hereby convey to

DWAYNE E. DOBSON and CAROL M. DOBSON, husband and wife

the following real property situated in the county of Maricopa, State of ARIZONA:

See Exhibit A attached hereto and made a part hereof.

**EXEMPT FROM AFFIDAVIT AND FILING FEE UNDER: A.R.S. 11-1134, B-8.**

**Beneficiaries under said Trust are: Dwayne E. Dobson and Carol M. Dobson, 1200 W. Queen Creek Road, Chandler, AZ 85248.**

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 I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

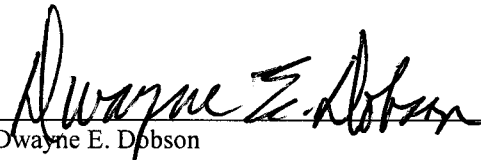
The Grantees by signing, the acceptance below or attached hereto evidence their intention to acquire said premises as community property with right of survivorship and not as tenants in common, nor as community property nor as joint tenancy with right of survivorship.

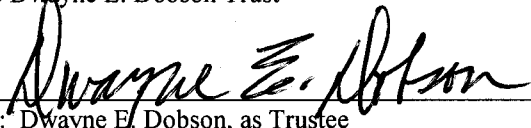
Dated: December 8, 2005

ACCEPTED AND APPROVED:

Grantees:

Grantors:

  
Dwayne E. Dobson

The Dwayne E. Dobson Trust  
  
BY: Dwayne E. Dobson, as Trustee

  
Carol M. Dobson


  
BY: Carol M. Dobson, as Trustee

SEE ATTACHED FOR NOTARY ACKNOWLEDGEMENTS.

State of Arizona }  
County of Maricopa } SS:

On 12-13, 2005, before me personally appeared **Dwayne E. Dobson and Carol M. Dobson, as Trustees of the Dwayne E. Dobson Trust, created June 27, 1985** (name of signer), whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)


(Seal)

  
Notary Public  
Commission Expires: \_\_\_\_\_

State of Arizona }  
County of Maricopa } SS:

On 12-13, 2005, before me personally app<sup>Unofficial Document</sup> **Dwayne E. Dobson and Carol M. Dobson, husband and wife** (name of signer), whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

  
Notary Public  
Commission Expires: \_\_\_\_\_

**Exhibit A**

**Tract E, Carino Estates Parcel 4 & 5, according to Book 513 of Maps, page 50, records of Maricopa County, Arizona;**

**Except any portion lying within that property conveyed to the United States of America in Deed recorded in Book 177 of Deeds, page 502, Maricopa County Records.**

OFFICIAL RECORDS OF  
 MARICOPA COUNTY RECORDER  
 HELEN PURCELL  
 20041093900 09/20/2004 11:11  
 ELECTRONIC RECORDING

When recorded mail to:

OLSEN-SMITH, LTD.  
 3300 Virginia Financial Plaza  
 301 East Virginia Avenue  
 Phoenix, Arizona 85004

1363144-7-2-2--  
 hoyp

This Deed is exempt from the affidavit requirement of A.R.S. Section 11-1134(B)(1).

**TRANSNATION TITLE INS. CO.**

1363144 2/2

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, DWAYNE E. DOBSON, Trustee under Trust Agreement dated December 31, 1979, EILEEN A. DOBSON, a widow and as Personal Representative of the ESTATE OF EARL S. DOBSON, ("Grantor") does hereby convey unto DWAYNE E. DOBSON and CAROL M. DOBSON, (Unofficial Document) Trustees of the DWAYNE E. DOBSON TRUST, created June 27, 1985, as their community property ("Grantee"), its successors and assigns, all right, title and interest of Grantor in and to the real property described on Exhibit "A" attached hereto, together with all rights and privileges appurtenant or to become appurtenant thereto on the date of the signing of this instrument.

Grantor hereby assigns unto Grantee all warranties of title or of any nature whatsoever which Grantor owns or to which Grantor is entitled respecting Grantor's interest in the real property described herein; provided, however, Grantor warrants title as against all of its acts and no other acts and subject to current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances as may appear on Schedule "B" attached hereto.

The following information is provided in compliance with A.R.S. Section 33-404(A): Grantee acquires title on behalf of Dwayne E. Dobson and Carol M. Dobson, 1200 West Queen Creek Road, Chandler, Arizona 85248, beneficiary(ies) under the terms of the aforementioned Trust Agreement.

DATED this 17<sup>th</sup> day of August, 2004.

TRUST AGREEMENT DATED  
DECEMBER 31, 1979

By: *Dwayne E. Dobson*  
DWAYNE E. DOBSON, Trustee

Unofficial Document *Eileen A. Dobson*  
EILEEN A. DOBSON, a Widow and as  
Personal Representative of the ESTATE  
OF EARL S. DOBSON

GRANTOR

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

This instrument was acknowledged before me this 17 day of August, 2004, by DWAYNE E. DOBSON, Trustee under Trust Agreement dated December 31, 1979; who acknowledged that he executed the foregoing on behalf of said Trust.



*Lauri E. Gallagher*  
Notary Public

My commission expires:

8-29-07

STATE OF ARIZONA )  
 ) ss.  
County of Maricopa )

Unofficial Document

This instrument was acknowledged before me this 17 day of August, 2004, by EILEEN A. DOBSON, a Widow and as Personal Representative of the ESTATE OF EARL S. DOBSON, who acknowledged that she executed the foregoing individually and on behalf of said Estate.



*Lauri E. Gallagher*  
Notary Public

My commission expires:

8-29-07

The following information is provided in compliance with A.R.S. Section 33-404(A):  
Grantor conveys title on behalf of Dwayne E. Dobson, Trustee, 1200 W. Queen Creek  
Road, Chandler, AZ 85248, beneficiary under the Trust Agreement dated December 31,  
1979.

**EXHIBIT "A"**

Tract E, Carino Estates Parcel 4 & 5, according to Book 513 of Maps, page 50, records of Maricopa County, Arizona;

Except any portion lying within that property conveyed to the United States of America in Deed recorded in Book 177 of Deeds, page 502, Maricopa County Records.

## **SCHEDULE B - SECTION II EXCEPTIONS**

Schedule B of policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company:

- A. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
1. Reservations contained in the Patent from the United States of America, reading as follows: Subject to any vested and accrued water rights for mining, agricultural, manufacturing, or other purposes, and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted, as provided by law, and there is reserved from the lands hereby granted, a right of way thereon for ditches or canals constructed by the authority of the United States of America.
  2. The liabilities, obligations and burdens imposed upon said land by reason of inclusion within the Salt River Project Agricultural Improvement and Power District and Agricultural Improvement District.
  3. Taxes and assessments collectible by the County Treasurer, a lien not yet due and payable for the following year:  
  
2004  
Unofficial Document
  4. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.  
This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
  5. Certificate of Grandfathered Groundwater Right recorded in Document No. 83-389806.
  6. Easement for drainage and retention basin purposes as set forth in Document No. 96-0032414.
  7. Chandler-J.F. Shea Co., Inc., Development Agreement recorded in Document No. 97-207363.
  8. Easements, restrictions, covenants and conditions as set forth on the plat of Carino Estates Parcel 4 & 5 recorded in Book 513 of Maps, page 50.
  9. Easement for electric lines and appurtenant facilities as set forth in Document No. 00-569270.
  10. Easement for construction purposes of a temporary nature as set forth in Document No. 02-975950.
  11. Notice relating to proximity to the Chandler Municipal Airport and relating noise levels as set forth in Document No. 04-240033.
  12. Adverse matters that may be revealed by an inspection of the land.  
Note: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

**SCHEDULE B - SECTION II  
EXCEPTIONS  
Continued**

13. Rights of lessees under unrecorded leases.  
Note: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.
14. Location of improvements, easements, discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose.  
Note: This exception will be amended or deleted upon the submission of the corresponding documents required in Schedule B, Part I.

**END OF SCHEDULE B - SECTION II**