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After Recording Mail To:
Waterfall, Economidis, et al
5210 East Williams Circle, Suite 800
Tucson, Arizona 85711

Mail Subsequent Tax Statements To:
Ellen P. Trevors
4320 North Via Entrada Hermosa
Tucson, Arizona 85718

WARRANTY DEED

TITLE OF DOCUMENT

KNOW ALL PERSONS BY THESE PRESENTS, that

Ellen P. Trevors, surviving spouse of Donald H. Keagan, GRANTOR,

OF 4320 North Via Entrada Hermosa, Tucson, Arizona 85718,

FOR the sum of ONE AND NO/100 DOLLAR (\$1.00) and other good and valuable consideration in hand paid by,

Ellen P. Trevors, Trustee of The Gruffydd Trust, dated May 7, 2008, GRANTEE,

OF 4320 North Via Entrada Hermosa, Tucson, Arizona 85718,

THE RECEIPT whereof GRANTOR does hereby acknowledge; GRANTOR does hereby give, grant, bargain, sell and convey unto the said GRANTEE, GRANTEE'S heirs and assigns forever,

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 31 State Street, Castine, Maine 04221
Assessor's Parcel Number: Map 24, Lot 019

Prior Recorded Doc. Ref.: Deed: Recorded December 18, 1985; Book 1563, Page 476

SUBJECT TO any Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GRANTEE, GRANTEE'S heirs and assigns, to their own proper use and behoof forever.

WARRANTY

AND GRANTOR does covenant with the said GRANTEE, GRANTEE'S heirs and assigns, that GRANTOR is lawfully seized in fee of the premises; that they are free of all encumbrances; that GRANTOR has good right to sell and convey the same to the said GRANTEE to hold as aforesaid; and that GRANTOR and GRANTOR'S heirs shall and will warrant and defend the same to the said GRANTEE, GRANTEE'S heirs and assigns and forever, against the lawful claims and demands of all persons.

IN WITNESS whereof, the said GRANTOR(s) has/have hereunto set his/her/their hand and seal this 7th day of May, A.D. 2008.

Signed, sealed and delivered:

Ellen P. Trevors

Ellen P. Trevors

State of Arizona
County of Pima, ss: May 7, 2008

Then personally appeared the above named **Ellen P. Trevors** and acknowledged the foregoing instrument to be his/her/their free act and deed.

BEFORE ME,



Patricia M. Norman

Notary Public - Attorney at Law

Patricia M. Norman

Printed Name of Acknowledging Officer

My Commission Expires: 05/14/2010

PIMA COUNTY

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EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at a point twenty-four and seventy-five hundredths (24.75) feet northeast of the center line of State Street at the northwest corner of land now of Edgar R. Owen; thence North fifty-four degrees East (N. 54° E.) by southeast line of land of the Castine Water Company four and ninety-nine hundredths (4.99) feet to an iron pipe found on said line; thence by said Water Company lot North fifty-four degrees East (N. 54° E.) one hundred fourteen and fifty-four hundredths (114.54) feet to an iron pipe found at the southeast corner of said lot; thence continuing by same bearing (N. 54° E.) along the southeast line of land to be retained by Edgar R. Owen thirty and fifty-two hundredths (30.52) feet to an iron pin set; then South thirty-seven degrees twenty-four minutes East (S. 37° 24' E.) by southwest line of land to be retained by Owen (said line being parallel to State Street) one hundred ninety-three and fourteen hundredths (193.14) feet to land of Robert P. and Doris M. Russell (Book 999, Page 479, Hancock County Registry of Deeds); thence South sixty-three degrees thirty-six minutes West (S. 63° 36' W.) by land of Russell twelve and forty hundredths (12.40) feet to an iron pipe found at the northeast corner of land of Robert B. and Cynthia E. Carter (Book 1077, Page 224); thence continuing by said bearing (S. 63° 36' W.) by land of said Carter one hundred forty and forty hundredths (140.40) feet to a point twenty-four and seventy-five hundredths (24.75) feet northeast of the center line of State Street (said point being North sixty-three degrees thirty-six minutes East (N. 63° 38' E.) nine and thirty-one hundredths (9.31) feet from an iron pipe found); thence North thirty-seven degrees twenty-four minutes West (N. 37° 24' W.) by the east side line of the right of way of State Street one hundred sixty-seven and sixty-five hundredths (167.65) feet to the point of beginning, containing .62 acres, more or less. All bearings were computed from magnetic north 1979.

COUNTY

③ #2 E/ Waterfall, Economidis
5210 E. Williams Circle
Suite 800
TUCSON AZ 85711