

Unofficial Document

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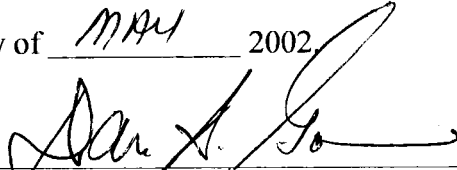
Dan A. Gates
6309 East Wilshire
Scottsdale AZ 85257

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, LA AVENIDA, L.L.C., an Arizona Limited Liability Company ("Grantor"), does hereby convey unto Monterey 901, L.L.C., an Arizona Limited Liability Company (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 his 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 be set forth in any title insurance policy issued to Grantor or Grantee in connection with the real property referred to herein.

Dated this 17 day of MAY 2002.



La Avenida, L.L.C., an Arizona Limited Liability Company
By Dan A. Gates, Managing Member

GRANTOR

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this 17th day of May
2002, by Don Oates as Grantor.

Jessica R. Baker
Notary Public

My Commission expires:
Nov 11th, 2003

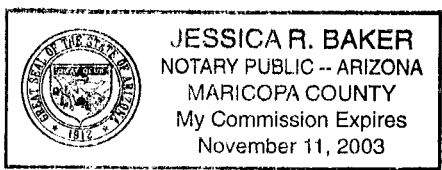


EXHIBIT A

Attached to and made a part of the Special Warranty Deed dated the 17 day of MAY _____ 2002, executed by **La Avenida, L.L.C., an Arizona Limited Liability Company** (Dan A. Gates, Managing Member) as Grantor conveying all right, title and interest to **Monterey 901, L.L.C., an Arizona Limited Liability Company** as Grantee

The following real property situated in Maricopa County, Arizona, more particularly described as follows:

Lots 9, 11, 13, 15, 17, 19 and 21, Block 2 of East Grier Place, according to the plat of record in the office of the Maricopa County Recorder in Book 24 of Maps, Page 27 (AKA: 901 South 17th Avenue, Phoenix, Arizona)