

Recorded at the request of *Capital Title Agency Inc.*
when recorded mail to

DAVID R. HANEY
5041 E. PERSHING AVE.
SCOTTSDALE, AZ 85254

11060109-3-3-1--
jamesc

0401
CAPITAL TITLE AGENCY INC.

113

Warranty Deed

Escrow No. 11060109

For the consideration of Ten Dollars, and other valuable considerations, I or we, **HANEY BENS HABAT PROPERTIES, LLC**, do/does hereby convey to **DAVID R. HANEY**, a single man, the following real property situated in Maricopa County, Arizona:

See Exhibit A attached hereto and made a part hereof.

This transfer is exempt from
the affidavit of value pursuant
to A.R.S. 11-1134 B-9

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 set forth above.

Dated February 17, 2006


HANEY BENS HABAT PROPERTIES, LLC

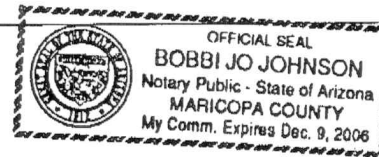
By DAVID R. HANEY, as member

HANEY BENS HABAT PROPERTIES, LLC


By MORDECHAI BEN-SHABAT, as member

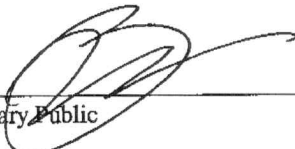
STATE OF ARIZONA
COUNTY OF MARICOPA

} SS:



This instrument was acknowledged before me this 22nd day of February, 2006 by: **HANEY BENS HABAT PROPERTIES, LLC, BY DAVID R. HANEY**

My Commission Expires: Dec 9 2006


Notary Public

STATE OF ARIZONA
COUNTY OF MARICOPA

}SS:

This instrument was acknowledged before me this 17th day of February, 2006 by: HANEY
BENSHABAT PROPERTIES, LLC MORDECHAI BEN-SHABAT

My Commission Expires: Dec. 9, 2006



Notary Public

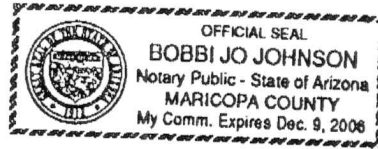


Exhibit A

That portion of the Northeast quarter of Section 30, Township 2 North, Range 7 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 30, from which the East quarter corner bears South 00 degrees 02 minutes 36 seconds East, a distance of 2641.80 feet;

Thence South 20 degrees 47 minutes 05 seconds West, a distance of 1632.04 feet to the Northeasterly corner of a parcel of land, this being the TRUE POINT OF BEGINNING;

Thence South 22 degrees 41 minutes 58 seconds West, a distance of 315.63 feet;

Thence North 89 degrees 18 minutes 02 seconds West, a distance of 60.57 feet to the beginning of a non-tangent curve, the center of which bears South 73 degrees 58 minutes 20 seconds West, a distance of 164.00 feet;

Thence Northwesterly along the arc of said curve, a distance of 98.89 feet through a central angle of 34 degrees 33 minutes 01 second;

Thence North 50 degrees 34 minutes 41 seconds West, a distance of 195.26 feet to the beginning of a tangent curve concave Northeasterly, having a radius of 141.00 feet;

Thence Northerly along the arc of said curve, a distance of 27.19 feet through a central angle of 11 degrees 03 minutes 22 seconds to the beginning of a tangent curve concave Easterly, having a radius of 48.00 feet;

Thence Northerly along the arc of said curve, a distance of 30.88 feet through a central angle of 36 degrees 51 minutes 18 seconds;

Thence North 02 degrees 40 minutes 23 seconds West, a distance of 32.21 feet to the beginning of a tangent curve Westerly, having a radius of 52.00 feet;

Thence Northerly along the arc of said curve, a distance of 6.98 feet through a central angle of 07 degrees 41 minutes 46 seconds to the beginning of a tangent curve concave Easterly, having a radius of 124.00 feet;

Thence Northerly along the arc of said curve, a distance of 31.19 feet through a central angle of 14 degrees 24 minutes 38 seconds;

Thence North 04 degrees 02 minutes, 29 seconds East a distance of 11.56 feet to the beginning of a non-tangent curve whose center bears South 25 degrees, 57 minutes, 31 seconds East, a distance of 12.00 feet;

Thence Northerly along the Arc of said curve a distance of 6.28 feet through a central angle of 30 degrees 00 minutes 00 seconds;

Thence South 85 degrees 57 minutes 31 seconds East, a distance of 296.71 feet to the TRUE POINT OF BEGINNING.