

Recording Requested By:
FIRST MAGNUS FINANCIAL CORPORATION

Return To:
FIRST MAGNUS FINANCIAL CORPORATION

603 N. WILMOT
TUCSON, AZ 85711

LOAN NO.: 2521790828
ESCROW NO.: 4164824139

DEED OF TRUST

MIN 100039225217908280
MERS Phone: 1-888-679-6377
NOTICE: THIS LOAN CONTAINS
PROVISIONS THAT ALLOW FOR A
BALLOON PAYMENT AT
MATURITY.

THIS DEED OF TRUST is made this 12th day of APRIL, 2007
among the Trustor,
LAWRENCE KEYSER, JR., AN UNMARRIED MAN

(herein "Borrower"),

FIRST AMERICAN TITLE INSURANCE COMPANY
4801 EAST WASHINGTON, PHOENIX, AZ 85034

(herein "Trustee"), and the Beneficiary,

Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

("Lender")

is organized and existing under the laws of ARIZONA
603 NORTH WILMOT ROAD, TUCSON, AZ 85711

, and has an address of

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of MARICOPA, State of Arizona:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOFAND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE "CONDOMINIUM RIDER" ATTACHED HERETO AND MADE A PART HEREOF.
SEE "BALLOON RIDER SECOND MORTGAGE" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL NO.: 124-18-288 6

which has the address of 5401 EAST VAN BUREN STREET UNIT 3016 [Street]
PHOENIX [City], Arizona 85008 [ZIP Code] (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust; but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated APRIL 12, 2007 and extensions and renewals thereof (herein "Note"), in the principal sum of

U.S. \$ 25,100.00, with interest thereon, providing for monthly installments of principal and interest, with the

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603 N. WILMOT
TUCSON, AZ 85711

LOAN NO.: 1788090912
ESCROW NO.: 4164824039

DEED OF TRUST

MIN 100039217880909125
MERS Phone: 1-888-679-6377
NOTICE: THIS LOAN CONTAINS
PROVISIONS THAT ALLOW FOR A
BALLOON PAYMENT AT
MATURITY.

THIS DEED OF TRUST is made this 12th day of APRIL, 2007
among the Trustor,
LAWRENCE KEYSER, JR. AN UNMARRIED MAN

(herein "Borrower"),
FIRST AMERICAN TITLE INSURANCE COMPANY
P.O. BOX 2922, PHOENIX, AZ 85062 (herein "Trustee"), and the Beneficiary,
Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's
successors and assigns). MERS is organized and existing under the laws of Delaware, and has an address and telephone number
of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.
FIRST MAGNUS FINANCIAL CORPORATION, AN ARIZONA CORPORATION

(herein "Lender")
is organized and existing under the laws of ARIZONA, and has an address of
603 NORTH WILMOT ROAD, TUCSON, AZ 85711

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably
grants and conveys to Trustee, in trust, with power of sale, the following described property located in the County of
MARICOPA, State of Arizona:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE PART HEREOFAND BEING MORE
PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SEE "CONDOMINIUM RIDER" ATTACHED HERETO AND MADE A PART HEREOF.
SEE "BALLOON RIDER SECOND MORTGAGE" ATTACHED HERETO AND MADE A PART HEREOF.

PARCEL NO.: 124-18-168
which has the address of 5401 EAST VAN BUREN STREET UNIT 2016 [Street]
PHOENIX [City], Arizona 85008 [ZIP Code] (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances
and rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), all of which
shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with
said property (or the leasehold estate if this Deed of Trust is on a leasehold) are hereinafter referred to as the "Property."
Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Deed of Trust;
but, if necessary to comply with law or custom, MERS, (as nominee for Lender and Lender's successors and assigns), has the
right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to
take any action required of Lender including, but not limited to, releasing or canceling this Deed of Trust.

TO SECURE to Lender the repayment of the indebtedness evidenced by Borrower's note dated
APRIL 12, 2007 and extensions and renewals thereof (herein "Note"), in the principal sum of
U.S. \$ 25,100.00, with interest thereon, providing for monthly installments of principal and interest, with the
balance of the indebtedness, if not sooner paid, due and payable on MAY 01, 2022