



**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

DATE/TIME: 06/26/2015 1043  
FEE: \$10.00  
PAGES: 2  
FEE NUMBER: 2015-041603



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

Stumme & Epley Law Office, PLLC  
Box 50  
Denver, IA 50622

WHEN RECORDED RETURN TO:  
Harlan Happel  
2531 230th St.  
Readlyn, Iowa, 50668

Prepared by:  
Lawrence A. Stumme, Jr.  
Stumme & Epley Law Office, PLLC  
171 E. Main St., Box 50  
Denver, IA 50622

**SPECIAL WARRANTY DEED**

**THE GRANTORS,**

- Harlan Happel and Lu Ann Happel, a married couple,  
for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants,  
bargains, sells, conveys and specially warrants to the GRANTEE:

- The Harlan James Happel and Luann Ruth Happel Joint Living Trust dated June 22, 2015,  
Harlan James Happel, Trustee, 2531 230th St., Readlyn, Bremer County, Iowa, 50668,  
the following described real estate, situated in San Tan Valley, in the County of Pinal, State of  
Arizona:

**Lot 40, Parcel 12 At Circle Cross Ranch, according to Map recorded in Cabinet F, Slide  
199, records of Pinal County, Arizona.**

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,  
rights of way and easements of record the grantors hereby covenant with the Grantee that  
Grantors are lawfully seized in fee simple of the above granted premises and have good right to  
sell and convey the same; and that Grantors, their heirs, executors and administrators shall  
warrant and defend the title against Grantors acts and none other unto the Grantee, and its  
assigns, against all lawful claims whatsoever.

Tax Parcel Number: 210-81-0400 EXEMPTION B8.

**Grantors Signatures:**

DATED: June 22 - 2015

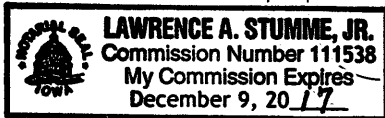
DATED: June 22, 2015

Harlan Happel  
Harlan Happel  
2531-230th. St.  
Readlyn, Iowa, 50668

Lu Ann Happel  
Lu Ann Happel

STATE OF IOWA, COUNTY OF BREMER, ss:

On this 22<sup>nd</sup> day of June, 2015, before me personally appeared Harlan Happel and Lu Ann Happel, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.



Lawrence A. Stumme, Jr.  
Lawrence A. Stumme, Jr., Notary Public

My commission expires 12-9-2017