

STEWART TITLE & TRUST OF PHOENIX
NON-INSURED



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

WHEN RECORDED MAIL TO:
Hollis E Kerr
Ruth E Kerr
1767 W Matthews Drive
Queen Creek AZ 85142

DATE/TIME: 02/15/2018 1251
FEE: \$15.00
PAGES: 7
FEE NUMBER: 2018-011212



SPACE ABOVE THIS LINE FOR RECORDERS USE

Special Warranty Deed

For consideration of Ten Dollars, and other valuable considerations, I or we,

Hollis E. Kerr and Ruth E. Kerr, husband and wife, and Sheri Kerr, an unmarried woman

do/does hereby convey to

Hollis E. Kerr and Ruth E. Kerr, husband and wife

the following real property situated in **Maricopa County, State of Arizona.**

SEE EXHIBIT "A" ATTACHED HERETO

AFFIDAVIT EXEMPT UNDER ARS 11-1134 B 3

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 the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 13th day of February, 2018

SEE ATTACHED FOR SIGNATURE AND NOTARY ACKNOWLEDGEMENT

Hollis E. Kerr

Hollis E. Kerr

Sheri Kerr

Sheri Kerr

Ruth E. Kerr

Ruth E. Kerr

State of Arizona

County of Pinal

} ss



Melanie A Chayrez
Notary Public
Pinal County, Arizona
My Comm. Expires 8-23-2020

This instrument was acknowledged before me this 13th day of February, 2018 by Hollis E. Kerr and Ruth E. Kerr and Sheri Kerr.

Melanie A Chayrez
Notary Public

My Commission Expires: 8-23-2020

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 114, of Parcel 13 at Circle Cross Ranch, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 200 and Affidavit of Correction recorded as 2006-064959, of Official Records.

Excepting therefrom, all coal, oil, gas, and other mineral deposits, as reserved in the patent to said land.

ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Hollis E. Kerr and Ruth E. Kerr, husband and wife, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says,

THAT I am one of the Grantees named in that certain Deed attached hereto and which is dated February 13, 2018, and executed by **Hollis E. Kerr and Ruth E. Kerr, husband and wife, and Sheri Kerr, an unmarried woman**, to **Hollis E. Kerr and Ruth E. Kerr, husband and wife**, as Grantees, and which conveys certain premises described as:

SEE-EXHIBIT "A" ATTACHED HERETO

To the Grantees named therein, not as Tenants in Common, and not as Community Property Estate, and not as Joint Tenants with Right of Survivorship, but as Community Property with Right of Survivorship.

THAT each of us individually and jointly as Grantees, hereby assert and affirm that it is our intention to accept said conveyance as such Community Property with Right of Survivorship and to acquire any interest we may have in said premises under the terms of said Deed as Community Property with Right of Survivorship.

Dated: February 13, 2018.

SEE ATTACHED FOR SIGNATURES AND NOTARY ACKNOWLEDGEMENT

Hollis E. Kerr
Hollis E. Kerr

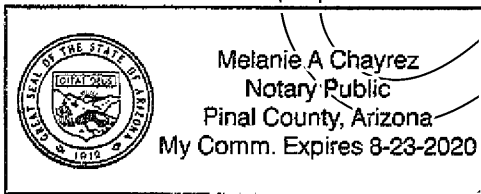
Ruth E. Kerr
Ruth E. Kerr

State of Arizona

County of ~~Maricopa~~ Pinal

) ss

This instrument was acknowledged before me this 13th day of February, 2018 by Hollis E. Kerr and Ruth E. Kerr.



[Signature]
Notary Public
My Commission expires: 8-23-2020

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LEGAL DESCRIPTION

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COURTESY RECORDING INSTRUCTIONS

The undersigned hereby requests that Stewart Title Arizona Agency, record at its convenience, as a courtesy **ONLY**, the following documents:

1. Special Warranty Deed

The undersigned understands and acknowledges that Stewart Title Arizona Agency, is not responsible for the correctness of form, content and execution of any of the documents handed them herewith for recording, and Stewart Title Arizona Agency, is acting as messenger only and is specifically released of any and all liability or responsibility in connection with same. The undersigned further understands that Stewart Title Arizona Agency, assumes no liability and/or responsibility for any inconvenience or loss which might be sustained due to a possible delay in recordation of the instruments.

DATED this February 13, 2018.

Sheri Kerr
Sheri Kerr

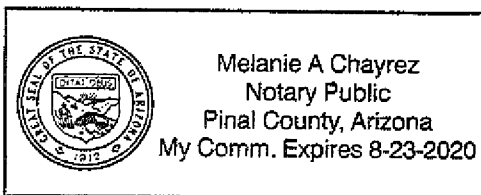
Ruth E Kerr
Ruth/E. Kerr

Hollis E. Kerr
Hollis E. Kerr

State of Arizona

County of Pinal

This document was acknowledged before me this 13th day of February, 2018 by Sherri Kerr, Ruth E. Kerr and Hollis E. Kerr.



[Signature]
Notary Public
My Commission expires: 8-23-2020