(1)

When recorded, please return to:

Helm, Livesay & Worthington, Ltd.
Attention: Jeffrey L. Hrycko
1619 East Guadalupe, Suite One
Tempe, Arizona 85283

OFFICIAL RECORDS OF PINAL COUNTY RECORDER VIRGINIA ROSS

DATE/TIME: 04/28/2017 1101
FEE: $18.00
PAGES: 1
FEE NUMBER: 2017-029957

SPECIAL WARRANTY DEED

Effective Date: April 26, 2017

County And State Where Real Property is Located: Pinal County, Arizona

GRANTOR:
Carol M. Hrycko, a widow
2521 W. Loughlin Dr.
Chandler, AZ 85224

SUBJECT REAL PROPERTY:
15391 S. Saxon Rd
Arizona City, AZ 85123

GRANTEE:
Jeffrey L. Hrycko, Successor Trustee, of the Declaration of Trust dated January 6, 1993, Carol Hrycko, Donor, as amended
2521 W. Loughlin Dr.
Chandler, AZ 85224

Subject Real Property (Legal Description):

Lot 2317 of Arizona City Unit Three, according to the map of record in the office of the County Recorder of Pinal County, Arizona, in Book 10 of Maps and Plats at page 1.

This deed is exempt pursuant to A.R.S. § 11-1134(B)(8).

Pursuant to A.R.S. § 33-404, the name and address of the beneficiary of the Declaration Of Trust dated January 6, 1993, Carol Hrycko, Donor, as amended, is Carol Marie Hrycko, 2521 W. Loughlin Dr., Chandler, AZ 85224.

For valuable consideration, Grantor quit claims to Grantee all right, title, and interest of Grantor in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property on effective date.

Subject to current taxes and other assessments, reservation in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants title as against all of Grantor's acts and no other acts.

Carol M. Hrycko by Jeffrey L. Hrycko attorney in fact 4-26-17

Carol M. Hrycko, by Jeffrey L. Hrycko, her attorney-in-fact Date of this Acknowledgment

STATE OF ARIZONA)
) SS.
COUNTY OF MARICOPA)

Acknowledgment. On this date April 26, 2017 before me a Notary Public, personally appeared Jeffrey L. Hrycko, known to be or satisfactorily proven to be the person whose name is subscribed to this instrument and acknowledged that he executed the same. If this person's name is subscribed in a representative capacity, it is for the principal named and in the capacity indicated.

Notary Expiration Date

3-22-20

OFFICIAL SEAL
JANE MAASZ
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
MARCH 22, 2020

Signature of Notary Public

Maasz

DRAFT