

DATE/TIME: 08/10/2018 1509
FEE: \$18.00
PAGES: 2
FEE NUMBER: 2018-060510



David L. Steckline and Sandra L. Steckline
3549 N. Hudson Dr
Florence, Arizona 85132

BENEFICIARY DEED

Subject real property location: State of Arizona, County of Pinal

Grantors name and address: David L. Steckline and Sandra L. Steckline, husband and wife
3549 N. Hudson Dr.
Florence, Arizona 85132

For all purposes in this deed the singular shall include the plural and the plural shall include the singular. Should the order of death of the Grantors not be known each Grantor shall be treated as having survived the other Grantor. The existence or non-existence of any trust named herein and the right to take title under this deed shall be established: a) by: the recording of an affidavit by the then serving trustee: affirming that attached to the affidavit is a true copy of the trust provisions naming the then serving trustee as trustee; that all prior named trustees are unable or unwilling to serve; that the trust is valid and in effect; and that any trusts with higher priority under this deed either do not exist or have disclaimed, or b) by the recording of a court order establishing the right to take title.

Effective upon the first death of the two Grantors, under A.R.S. Section 33-405 (D), the first Grantor to die hereby conveys all right, title, and interest the first Grantor to die owns at the time of death (hereafter referred to collectively as "convey" or "conveyed") in the subject real property (hereafter referred to as "property") to the surviving Grantor.

Effective upon the death of the last to die of the two Grantors or the simultaneous death of the Grantors, A.R.S. Section 33-405 (D), the Grantor or Grantors convey all of Grantor's interest in the below described property to the following Grantee: The then serving Trustee of the David and Sandra Steckline Living Trust dated May 10, 2018.

Street address, if known: 3549 N. Hudson Dr.
Florence, Arizona 85132

Legal description: Lot 11, of ANTHEM AT MERRILL RANCH UNIT 20, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded as 2009-117882 of Official Records and Correction recorded as 2010-010916 of Official Records

SUBJECT TO: all 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.

Initial beneficiaries:

David L. Steckline and Saundra L. Steckline
3549 N. Hudson Dr.
Florence, Arizona 85132

Exempt from Affidavit of Real Property Value by A.R.S. Sec. 11-1134(B) (12).

Dated: May 10, 2018



David L. Steckline



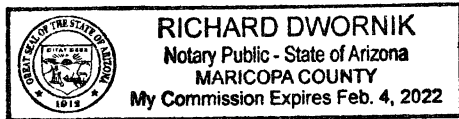
Saundra L. Steckline

STATE OF ARIZONA

)
) ss.
)

COUNTY OF MARICOPA

Acknowledged before me on May 10, 2018 by David L. Steckline and Saundra L. Steckline, as Grantors.



Notary Public