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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 04/08/2019 1021
FEE: \$18.00
PAGES: 3
FEE NUMBER: 2019-025555

When recorded mail to:

James Moraga and Shirley Moraga
734 W. Basswood Ave.
Queen Creek, AZ 85140

Exempt pursuant to A.R.S. §11-1134(B)(8)

SPECIAL WARRANTY DEED

FOR THE CONSIDERATION of Ten Dollars, and other valuable consideration, we, James Rangel Moraga and Shirley Diane Moraga, husband and wife, as Community Property with right of survivorship, ("Grantors"), do hereby convey to James R. Moraga and Shirley D. Moraga, Trustees of the Moraga Trust dated April 4, 2019, ("Grantee"), an undivided interest in and to the following real property situated in Pinal County, Arizona:

Real property located at 734 W. Basswood Ave., Queen Creek, AZ 85140, more particularly described with the legal description on the attached EXHIBIT A.

Together with any interest not now known or discovered.

The warranty in this deed is limited in this matter to: (1) the coverage the grantors have under any policy of title insurance or damages of \$10.00 (whichever is greater) and (2) is to apply the doctrine of estoppel with respect to after acquired title. GRANTORS in this deed are the TRUSTMAKERS (Settlors) of the above Trust.

Pursuant to ARS §33-404, the names and address of the Beneficiaries of this Trust are:

James Moraga and Shirley Moraga
734 W. Basswood Ave.
Queen Creek, AZ 85140

DATED: April 4, 2019

Grantors:

James Rangel Moraga
James Rangel Moraga, Grantor

Shirley Diane Moraga
Shirley Diane Moraga, Grantor

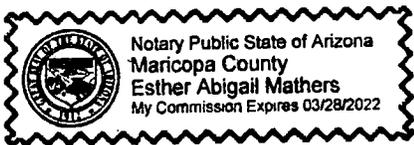
STATE OF ARIZONA

)
) ss.
)

COUNTY OF MARICOPA

On April 4, 2019, before me personally appeared James Rangel Moraga and Shirley Diane Moraga whose identities were proved on the basis of satisfactory evidence to be the persons whose names are subscribed to this instrument, and acknowledged that they executed the same.

(Seal)



Esther Abigail Mathers
Esther Abigail Mathers, Notary Public
My commission expires: 03/28/2022

EXHIBIT A

Lot 532, of IRONWOOD CROSSING – UNIT 1, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 11.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.