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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 08/01/2019 1101

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2019-062498

**After Recording, Return To:**

David J. Gerszewski, Esq.  
Citadel Law Firm PLLC  
1767 E. Queen Creek Rd. #1  
Chandler, Arizona 85286-2011

**Mail Tax Statements To:**

Darrel Heins and Connie Lou Heins  
1962 49th Avenue NE  
Fessenden, North Dakota 58438

**BENEFICIARY DEED**

We, Darrel Heins and Connie Lou Heins, husband and wife, the Grantors, owning real property as community property with right of survivorship, hereby convey to Kaila Muscha and Dezerie Mogren, the Grantees, effective on the second of us to die, all of our right, title, and interest in and to the following real property situated in Pinal County, Arizona, legally described as:

**LOT 81, OF SMITH FARMS PARCEL 1, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 80 AND AN AFFIDAVIT OF CORRECTION RECORDED AS 2016-007098, OF OFFICIAL RECORDS.**

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.

If a Grantee beneficiary predeceases at least one Grantor, then the conveyance to the deceased Grantee beneficiary will become null and void and the surviving Grantee beneficiary will become the sole Grantee beneficiary.

This transfer is exempt from the requirements of A.R.S. § 11-1133, *et seq.*, because it is a beneficiary deed with only nominal actual consideration for the transfer. A.R.S. §11-1134(B)(12).

DATED this 23 day of July 2019.

GRANTORS:

Darrel Heins

Darrel Heins

Connie Lou Heins

Connie Lou Heins

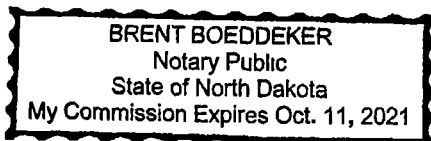
STATE OF North Dakota

County of Cass

ss.

On this 23<sup>rd</sup> day of July 2019, before me, the undersigned Notary Public, personally appeared Darrel Heins and Connie Lou Heins, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that the parties executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I set my hand and official seal.



[Signature]

Notary Public

SEAL:

190722-Beneficiary Deed-Heins, Darrel & Connie Lou docx