



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 08/01/2019 1402  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2019-062621

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFTER RECORDING, MAIL TO:**

Oscar R Chabre and Cynthia M  
Chabre, as co-Trustees  
35447 N Morello Drive  
San Tan Valley, AZ 85140

**MAIL TAX STATEMENTS TO:**

Oscar R Chabre and Cynthia M  
Chabre, as co-Trustees  
35447 N Morello Drive  
San Tan Valley, AZ 85140

**PREPARED BY and**

**RECORDING REQUESTED BY**  
SCOTT SCHOELLER, AZCLDP  
No. 80793  
3055 E Waterman Way  
Gilbert, Arizona 85297

**WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, we,

OSCAR CHABRE and CYNTHIA CHABRE, husband and wife, the GRANTORS,

Whose mailing address is 35447 N. Morello Drive, San Tan Valley, AZ 85140;

DO HEREBY CONVEY TO:

OSCAR R. CHABRE and CYNTHIA M. CHABRE, as co-Trustees of THE CHABRE FAMILY TRUST,  
U/A dated JULY 30, 2019, the GRANTEE,

Whose mailing address is 35447 N. Morello Drive, San Tan Valley, AZ 85140;

All of THE FOLLOWING described real property located in the County of Pinal, State of Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Site Address: 35447 N. Morello Drive, San Tan Valley, AZ

Assessor's Parcel Number: 210-06-0590

**EXEMPT: per A.R.S. §11-1134-B8**

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are attached hereto in EXHIBIT "B" and by this reference made a part hereof.

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, the GRANTORS do hereby bind themselves to warrant and defend the title as against all acts of the GRANTORS herein and no other.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey

WITNESS our hand this 30<sup>th</sup> day of July, 2019.

OSCAR CHABRE

CYNTHIA CHABRE

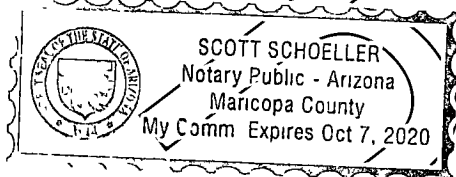
STATE OF ARIZONA

)  
) ss.  
)

COUNTY OF MARICOPA

On this 30<sup>th</sup> day of July, 2019, before me personally appeared OSCAR CHABRE and CYNTHIA CHABRE, whose identities were proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.

Scott Schoeller  
NOTARY PUBLIC



## **EXHIBIT A**

Lot 1124, FINAL PLAT FOR SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 5A,  
according to the Plat recorded in Recording No. 2015-047177 and thereafter Affidavit of  
Correction recorded in Recording No. 2015-063057, records of Pinal County, Arizona.

and more commonly known as 35447 N. Morello Drive, San Tan Valley, AZ 85140.

TAX PARCEL NUMBER: 210-06-0590

# EXHIBIT "B"

## DISCLOSURE OF BENEFICIARIES

NAME

ADDRESS

1. Oscar R. Chabre

35447 N Morello Drive, San Tan Valley, AZ 85140

2. Cynthia M. Chabre

35447 N Morello Drive, San Tan Valley, AZ 85140

3.

4.

5.

OFFICIALS