



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 08/23/2019 1050

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2019-069485

When recorded return to:  
Albert C. Carlton and Linda R. Carlton  
6589 W. Sandpiper Ct.  
Florence, Arizona 85132

### **BENEFICIARY DEED**

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

Grantors name and address: Albert C. Carlton and Linda R. Carlton, husband and wife  
6589 W. Sandpiper Ct.  
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 Albert and Linda Carlton Living Trust dated July 22, 2019.

Street address, if known: 6589 W. Sandpiper Ct.  
Florence, Arizona 85132

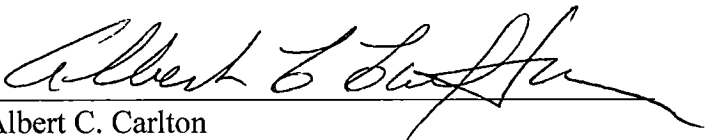
Legal description: Lot 32, of, ANTHEM AT MERRILL RANCH UNIT 14, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet H, Slide 30.

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: Albert C. Carlton and Linda R. Carlton  
6589 W. Sandpiper Ct.  
Florence, Arizona 85132

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

Dated: July 22, 2019

  
Albert C. Carlton

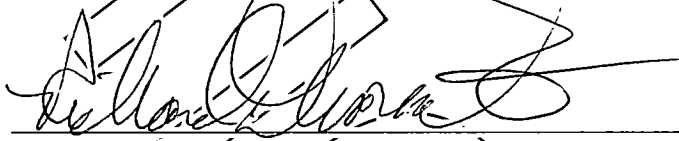
  
Linda R. Carlton

STATE OF ARIZONA

COUNTY OF MARICOPA

ss.

Acknowledged before me on July 22, 2019 by Albert C. Carlton and Linda R. Carlton, as Grantors.

  
Notary Public

