



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 12/20/2019 1603
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2019-109400

This Document Prepared By:

The Forakis Law Firm, PLC
346 E. Palm Lane
Phoenix, Arizona 85004
602-254-2000

After Recording, Mail To:

Onofrio Lopreiato
42969 W. Elizabeth Avenue
Maricopa AZ 85138

BENEFICIARY DEED

(§33-405, Arizona Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR-OWNER IN ORDER TO BE EFFECTIVE

I, **ONOFRIO LOPREIATO and ANNA MARIA LOPREIATO**, husband and wife, taking title as Community Property with Rights of Survivorship, as grantor-owner, hereby convey

in equal shares to the following grantee-beneficiaries: **NADIA MICHELLE LOPREIATO and JULIE NICOLE CELLUCCI**, or the survivor of them,

effective on both of our deaths,

all right, title and interest in and to the following described real property (including all improvements thereon) located in the County of **Pinal**, State of **Arizona**:

LOT 1035, SENITA UNIT 3, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 171 and Affidavits of Correction recorded as 2006-049477 and 2007-037411 of Official Records.

Site Address: 42696 W. Elizabeth Avenue, Maricopa AZ 85138

Assessor's Parcel Number: 512-44-1590

EXEMPT per A.R.S. 11-1134(B)(12).

If a grantee-beneficiary predeceases me, the conveyance to that grantee-beneficiary shall pass to the other beneficiary, or the last surviving beneficiary's issue, per stirpes.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR-OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS GRANTOR-OWNER FOR THIS INTEREST IN REAL ESTATE.

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