

4



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 03/12/2020 1305

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2020-023560

When recorded mail to:

M/M Alan Curtis  
355 W Center  
La Verkin, UT 84745

(The above space reserved for recording information)

WARRANTY DEED

DOCUMENT TITLE

**DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFTER RECORDING, MAIL TO:**

Alan L. Curtis and Julie W. Curtis, as  
co-Trustees  
355 W. Center  
La Verkin, UT 84745

**MAIL TAX STATEMENTS TO:**

Alan L. Curtis and Julie W. Curtis, as  
co-Trustees  
355 W. Center  
La Verkin, UT 84745

**PREPARED BY and  
RECORDING REQUESTED BY**

THOMAS CROFTS, Esq.  
120 E. St. George Blvd., Suite 325  
St. George, Utah 84770

## WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, I, JULIE W. CURTIS, A married woman, as her sole and separate property, GRANTOR,

Whose mailing address is 355 W. Center, La Verkin, UT 84745;

DO HEREBY CONVEY TO:

ALAN L. CURTIS and JULIE W. CURTIS, as co-Trustees of THE CURTIS FAMILY TRUST, U/A dated February 28, 2020, the GRANTEEES,

Whose mailing address is 355 W. Center, La Verkin, UT 84745;

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

LOT 42 OF CAMBRIA-PARCEL 1, ACCORDING TO CABINET D, SLIDE 63,  
RECORDS OF PINAL COUNTY, ARIZONA.

Site Address: 1111 E. Coppola St., San Tan Valley, AZ 85140

Assessor's Parcel Number: 109-51-042

**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 "A" 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 28<sup>th</sup> day of February, 2020.

  
\_\_\_\_\_  
JULIE W. CURTIS, GRANTOR

STATE OF UTAH

)  
) ss.  
)

COUNTY OF WASHINGTON

On this 28<sup>th</sup> day of February, 2020, before me personally appeared JULIE W. CURTIS, whose identity was proven to me on the basis of satisfactory evidence to be the person whom she claims to be, and acknowledged that she signed the above-attached document.

*Jennifer T. Glidden*  
NOTARY PUBLIC

My commission expires: 10/25/23



Julie W. Curtis

# EXHIBIT "A"

## DISCLOSURE OF BENEFICIARIES

<u>NAME</u>	<u>ADDRESS</u>
1. Alan L. Curtis	355 W. Center, La Verkin, UT 84745
2. Julie W. Curtis	355 W. Center, La Verkin, UT 84745