



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Virginia Ross

Recording requested by and when recorded return to:

Grace M. Hodges
2029 W. Garland Drive
Queen Creek, AZ 85142

DATE/TIME: 03/23/2020 1352
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2020-027842

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the Grantor GRACE HODGES, an unmarried woman, hereby conveys and releases to GRACE M. HODGES, trustee of the HODGES FAMILY TRUST DATED MARCH 15, 2011, all right, title or interest in the following described real property situated in Pinal County, Arizona:

LOT 221, OF MORNING SUN FARMS UNIT 4B, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED AS 2015-22077 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.

I do bind myself and my successors to specially warrant and forever defend, all and singular, the premises unto said Grantee, and do specially warrant the title against all persons whomsoever, unto said Grantee, assigns, successors, and the heirs and assigns of such successors, subject, however, to the matters hereinabove set forth.

EXEMPT from Affidavit and Filing Fee under ARS §11-1134B8.

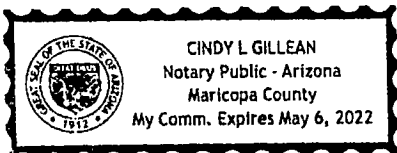
For purposes of ARS §33-404 the beneficiary for whom the grantee herein holds title is GRACE M. HODGES, 2029 w. Garland Drive, Queen Creek, Arizona 85142.

Dated this 19th day of March, 2020.

[Signature]
GRACE HODGES

STATE OF ARIZONA)
) SS:
COUNTY OF MARICOPA)

Personally came before me this 19th day of March, 2020, the above named GRACE HODGES, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument and acknowledged the same.



[Signature]
Notary Public