



DATE/TIME: 10/19/2020 1243  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2020-106071

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFTER RECORDING, MAIL TO:**

Corey Alan Groves and Paola Susana Groves, as co-Trustees  
22424 S ELLSWORTH LOOP RD #2000  
Queen Creek, AZ 85142

**MAIL TAX STATEMENTS TO:**

Corey Alan Groves and Paola Susana Groves, as co-Trustees  
22424 S ELLSWORTH LOOP RD #2000  
Queen Creek, AZ 85142

**PREPARED BY and RECORDING REQUESTED BY**

SHANE PETERSON, Esq.  
20185 E. Ocotillo Rd. Ste. 101  
Queen Creek, Arizona 85142

**WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, we, COREY ALAN GROVES and PAOLA SUSANA GROVES, husband and wife, the GRANTORS,

Whose mailing address is 22424 S ELLSWORTH LOOP RD #2000, Queen Creek, AZ 85142;

DO HEREBY CONVEY TO:

COREY ALAN GROVES and PAOLA SUSANA GROVES, as co-Trustees of THE GROVES LIVING TRUST, U/A dated October 13, 2020, the GRANTEE,

Whose mailing address is 22424 S ELLSWORTH LOOP RD #2000, Queen Creek, AZ 85142;

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: 392 W, EVERGREEN PEAR AVE. SAN TAN VALLEY, AZ

Assessor's Parcel Number: 109-54-192

**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 13 day of October, 2020.

COREY ALAN GROVES

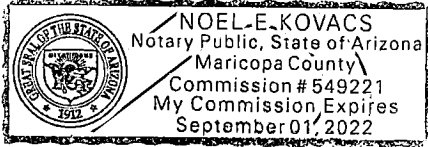
PAOLA SUSANA GROVES

STATE OF ARIZONA

)  
) ss.  
)

COUNTY OF MARICOPA

On this 13 day of October, 2020, before me personally appeared COREY ALAN GROVES and PAOLA SUSANA GROVES, 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.



*Noel E. Kovacs*  
\_\_\_\_\_  
NOTARY PUBLIC

10/13/2020

## **EXHIBIT A**

Lot 853, Ironwood Crossing- Unit 2, according to the plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona;

EXCEPT all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land.

and more commonly known as 22424 S ELLSWORTH LOOP RD #2000, Queen Creek, AZ 85142.

TAX PARCEL NUMBER: 109-54-192

Boffice

# EXHIBIT "B"

## DISCLOSURE OF BENEFICIARIES

NAME

ADDRESS

1. Corey Alan Groves 22424 S ELLSWORTH LOOP RD #2000, Queen Creek, AZ 85142
2. Paola Susana Groves 22424 S ELLSWORTH LOOP RD #2000, Queen Creek, AZ 85142
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

OFFICIALS