



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 10/20/2020 1537

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2020-106939

When recorded, return to:
Phelps Estate Planning Law Firm
890 West Elliot Road, Suite 105
Gilbert, Arizona 85233

SPECIAL WARRANTY DEED

(Exempt from Affidavit under A.R.S. Section 11-1134(B)(7)(h))

GRANTORS: Kenneth Fremont and Susan C. Fremont, husband and wife, as community property with right of survivorship

GRANTEE: Kenneth G. Fremont and Susan C. Fremont, Trustees of the Fremont Family Trust dated October 20, 2020

GRANTEE'S ADDRESS FOR TAX PURPOSES:

28214 North Welton Place, San Tan Valley, Arizona 85143

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Lot 127, Johnson Ranch Unit 23B, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded, in Cabinet E, Slide 133.

Situs Address: 28214 North Welton Place, San Tan Valley, Arizona 85143

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantors do hereby GRANT and CONVEY unto the above-named Grantee, the real property above described, together with the appurtenances, as community property.

SUBJECT TO: Current taxes, assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.

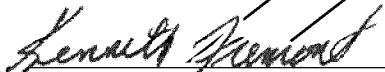
And the Grantors hereby bind themselves and their successors to warrant and defend the title, as against all acts of the Grantors herein and no other, subject to the matters above set forth.


The following additional information is furnished pursuant to A.R.S. § 33-404: The names of the present beneficiaries of the above mentioned Trust are Kenneth G. Fremont and Susan C. Fremont whose address is 28214 North Welton Place, San Tan Valley, Arizona 85143.

****DEED PREPARED AT CLIENT'S DIRECTION WITHOUT EXAMINATION OF TITLE****

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Dated this October 20, 2020.


Kenneth Fremont, Grantor

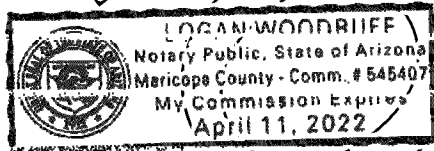

Susan C. Fremont, Grantor


STATE OF ARIZONA

COUNTY OF MARICOPA

SS.

Subscribed, sworn to and acknowledged before me by Kenneth Fremont and Susan C. Fremont, as Grantors, this October 20, 2020.




Logan Woodruff, Notary Public
My commission expires: April 11, 2022