



DATE/TIME: 12/11/2020 1141  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2020-129602

When recorded mail to:

Donald H. Uhrich  
1217 E. 11<sup>th</sup> Street  
Casa Grande, AZ 85122

## BENEFICIARY DEED

Exempt under A.R.S. § 11-1134(B)(12)

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, I, DONALD H. UHRICH ("Grantor"), hereby grant and convey to SONJA KAY NELSON ("Grantee"), effective on my death, the following described real property:

LOT 46, OF CROWN ESTATES, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 19 OF MAPS, PAGE 45.

### PROVISIONS

1. THIS BENEFICIARY DEED IS EXECUTED PURSUANT TO THE PROVISIONS OF A.R.S. §33-405. Accordingly, the interest created hereby in favor of the Grantee, will not vest until the death of the Grantor.

3. Grantor hereby reserves the right to revoke this Beneficiary Deed Pursuant to the provisions of A.R.S. §33-405. Grantor acknowledges that any revocation of this Beneficiary Deed must be executed and recorded in Pinal County prior to Grantor's death.

4. Grantor hereby reserves the right to convey this real property to a purchaser or other person not named as a beneficiary in this Deed. Grantor may do so by executing and recording a subsequent beneficiary deed. Such beneficiary deed will not be effective to convey the real property described herein unless and until it is duly executed by Grantor, and is recorded in the Pinal County Recorder's Office. Pursuant to the provisions of A.R.S. § 33-405, the last beneficiary deed duly executed and recorded for this real property prior to Grantor's death is the effective beneficiary deed.

5. Nothing in this Deed shall be construed to limit Grantor's rights in respect to conveying the real property above described, or to restrict his right to convey the property to another person or entity. Grantor may convey the property or otherwise dispose of it until his death, as identified in Provision 4 above.

6. After Grantor's death, the Beneficiary to whom this real property is conveyed, shall notify in writing to the county assessor, informing him/her that the real property has been conveyed to them pursuant to this Beneficiary Deed.

