



DATE/TIME: 01/28/2021 1246
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-010619

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

Suzanne M. Byford, as Trustee
45161 West Balboa Drive
Maricopa, AZ 85139

MAIL TAX STATEMENTS TO:

Suzanne M. Byford, as Trustee
45161 West Balboa Drive
Maricopa, AZ 85139

**PREPARED BY and
RECORDING REQUESTED BY**
JAMES J. GENTILE, Esq.
4035 W. Chandler Blvd., Suite 4
Chandler, Arizona 85226

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, I,

SUZANNE M. BYFORD, an unmarried woman, the GRANTOR,

Whose mailing address is 45161 West Balboa Drive, Maricopa, AZ 85139;

HEREBY CONVEYS AND QUITCLAIMS TO:

SUZANNE M. BYFORD, as Trustee of THE SUZANNE M. BYFORD LIVING TRUST, U/A dated January 28, 2021, the GRANTEE,

Whose mailing address is 45161 West Balboa Drive, Maricopa, AZ 85139;

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: 45161 West Balboa Drive, Maricopa, AZ

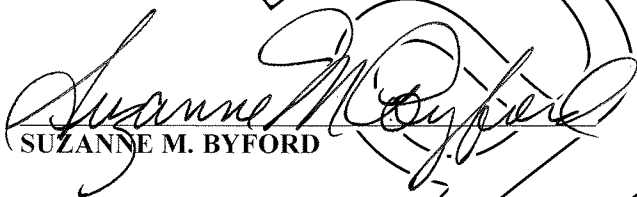
EXEMPT: per A.R.S. §11-1134-B8

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 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 my hand this 28th day of January, 2021.


SUZANNE M. BYFORD

STATE OF ARIZONA)

COUNTY OF MARICOPA)

) ss.
)

On this 28th day of January, 2021, before me personally appeared SUZANNE M. BYFORD, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above/attached document.



NOTARY PUBLIC



CONFIDENTIAL

EXHIBIT A

Lot 64, of ACACIA CROSSINGS PARCEL 7, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 111, and Affidavit of Correction, recorded in Instrument No. 2003-016811.

and more commonly known as 45161 West Balboa Drive, Maricopa, AZ 85139.

MARICOPA COUNTY

EXHIBIT "B"

DISCLOSURE OF BENEFICIARIES

NAME

ADDRESS

1. Suzanne M. Byford 45161 West Balboa Drive, Maricopa, AZ 85139
2. _____
3. _____
4. _____
5. _____

CONFIDENTIAL