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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 02/18/2021 1124
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2021-019826

When recorded, return to:

Leighton & Abdo, PLLC
4300 N. Miller Rd., Suite 217
Scottsdale, AZ 85251

QUITCLAIM DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Alyce F. Downer and Jack E. Downer**, wife and husband, the Grantors herein, do hereby remise, release and quitclaim forever to **Jack E. Downer and Alyce F. Downer**, as Trustees of the **Downer Trust No. 1** dated October 13, 2020, the Grantee, all the right, title, interest, claim and demand which the Grantor has in and to the following-described real property situated in Pinal County, Arizona, legally described as:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

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.

This transfer is exempt from the requirements of A.R.S. § 11-1133, et seq., because it is from a person to a trustee with only nominal consideration therefore. A.R.S. § 11-1134 (B)(8).

See Exhibit "B" for disclosures required for compliance with the requirements of A.R.S. § 33-404, as amended.

DATED this 12 day of February, 2021.

GRANTOR:

Alyce F. Downer
Alyce F. Downer

GRANTOR:

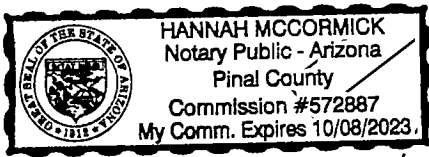
Jack E. Downer
Jack E. Downer

QUITCLAIM DEED

STATE OF Arizona)
) ss.
County of Pinal)

On this 12 day of Feb, 2021, before me, the undersigned Notary Public, personally appeared **Alyce F. Downer and Jack E. Downer**, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



HMC
NOTARY PUBLIC

My commission expires: 10-08-2023

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 88, of JOHNSON RANCH UNIT 52B, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F of Maps, Slide 95.

APN: 210-54-195

Johnson's

EXHIBIT "B"

TRUSTEE'S DISCLOSURE

Jack E. Downer and **Alyce F. Downer** are currently acting as Trustees under the **Downer Trust No. 1** dated October 13, 2020, which is administered by the Trustees, whose address is 209 South Holmes, Durand, MI 48429. Under the Trust, the Trustees hold title to real property located in Pinal County, Arizona, legally described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

The beneficiaries of the Trust and their addresses are shown by the records of the Trustee as follows:

Jack E. Downer
209 South Holmes
Durand, MI 48429

Alyce F. Downer
209 South Holmes
Durand, MI 48429

NOTE: Under the Trust there may be contingent beneficiaries who are currently unascertainable.