



DATE/TIME: 04/23/2021 0814  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2021-050280

**When Recorded Return to:**

Beth Alyson Morrow  
42933 W. Morning Dove Lane  
Maricopa, AZ 85138

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Parcel No.: 512-07-3840

Exempt per A.R.S. § 11-1134(B)(8)

**SPECIAL WARRANTY DEED**

For valuable consideration, the receipt of which is hereby acknowledged, I, **Beth Alyson Morrow**, an unmarried woman (the "Grantor"), hereby grant and convey to:

**Beth Alyson Morrow**, as Trustee, or the successors in Trust under **The Beth A. Morrow and Millard C. Heath, Jr. Revocable Living Trust**, dated **February 16, 2021** (the "Grantee"),

all of my right, title, and interest in the following real property situated in Pinal County, Arizona, which currently has the address of 42933 W. Morning Dove Lane, Maricopa, AZ 85138 and has the following legal description:

**Lot 51 of Final Plat of Province Parcel 5A, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 3.**

SUBJECT TO existing taxes, assessments, reservations in patents and all easements, rights of way, covenants, conditions, restrictions, and liabilities as may appear of record.

Grantor reserves unto herself, for and during her lifetime, the exclusive possession, use, enjoyment, and right of income of the property described herein.

Grantor further reserves unto herself, for and during her lifetime, the right to sell, lease, encumber by mortgage, pledge, lien, or otherwise manage and dispose, in whole or in part, or grant any interest therein, of the property described herein premises, by gift, sale, or otherwise so as to terminate the interests of the Grantee, as Grantor in her sole discretion shall decide, except to dispose of said property, if any, by devise upon her death.

Grantor further reserves the right to cancel this deed by further conveyance, even to a Grantor, which may destroy any and all rights which the Grantee may possess under this deed.

Grantee shall hold a remainder interest in the property described herein and upon the death of the Grantor, if the property described herein has not been previously disposed of prior to the Grantor's death, all right and title to the property remaining shall fully vested in Grantee, who survive the Grantor, subject to such liens and encumbrances existing at that time.

If Grantee is not in existence at the time of the death of the Grantor, this conveyance shall fail, and this instrument shall be null and void.

And the Grantor warrants the title against all persons whomsoever, subject to the matters set forth herein.

During the lifetime of the Grantor, the name and address of the Beneficiary of this Trust are:

**Beth Alyson Morrow**  
42933 W. Morning Dove Lane  
Maricopa, AZ 85138

Dated: APR 13 2021

Beth Alyson Morrow  
Beth Alyson Morrow

NOTARIAL CERTIFICATE

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF MARICOPA )

On this date APR 13 2021, before me, the undersigned Notary Public, personally appeared **Beth Alyson Morrow**, and executed the foregoing Special Warranty Deed, consisting of two pages (including this notarial certificate) for the purposes therein contained.

Patricia Klank  
Notary Public

