



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross  
Electronically Recorded

DATE/TIME: 06/29/2021 1043  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2021-081373

When recorded, return to

Keystone Law Firm  
2701 W. Queen Creek Rd., #3  
Chandler, AZ 85248

### SPECIAL WARRANTY DEED

Exemption from Affidavit of Real Property Value. A.R.S. Sec. 11-1134(B)(12).

For \$10.00 dollars and other valuable consideration,

Evelyn Sundman Pfersdorf, an unmarried woman,

does hereby convey the below described property and all appurtenances thereon to:

Evelyn Sundman Pfersdorf and Suzanne E. Ruhl, Trustees or their successors, of the Evelyn Louise Sundman Living Trust dated September 25, 2003, and any amendments thereto.

If Grantee is a trust, trust beneficiaries:

Evelyn Sundman Pfersdorf  
274 E. Harmony Way,  
Queen Creek, AZ 85140

the following real property situated in Pinal County, Arizona:

LOT 1874, SHEA HOMES AT JOHNSON FARMS, NEIGHBORHOOD 7A,  
according to Fee No. 2012-110779, records of Pinal County, Arizona

Street address if known: 274 East Harmony Way, Queen Creek, AZ 85140

APN: 109-53-3580

subject to all 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.

- Effect of Transfer.** This transfer of real property interests is to the trustee(s) of a trust. It involves the transfer of real property by the legal owners to the trustee(s) of a revocable living trust which: is a grantor trust for the benefit of the grantors; will have the same IRS

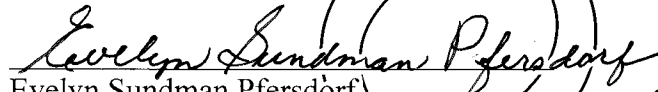
The foregoing instrument was prepared by Keystone Law Firm.

THE LEGAL DESCRIPTION, ADDRESSES, HOW TITLE IS HELD AND TAKEN, GRANTOR(S), AND GRANTEE(S), CONTAINED HEREIN WERE SUPPLIED BY THE PARTY(IES) AND THE DRAFTSMAN ASSUMES NO RESPONSIBILITY FOR THE CORRECTNESS THEREOF.

identification number as the grantors; and is revocable until the death of the grantors. It is not intended to trigger: any "due on sale" clauses in any documents related to the property or the grantors; the imposition of taxes, or tax reassessments imposed when there is a transfer of real property ownership; or the loss of any title insurance coverage. It is the intent of the parties to maintain all rights under all title insurance policies on the subject real property and to not waive or void any such rights.

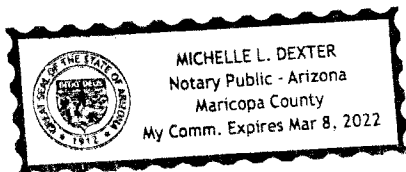
2. **Special Warranty.** Grantors and their successors hereby warrant the above title against all claims caused by grantors subsequent to the effective date of the most recent title insurance policy covering the property. All other claims are warranted only to the extent such claims are actually covered by title insurance.

3. Dated: May 20, 2021

  
Evelyn Sundman Pfersdorf,  
Grantor and Trustee

STATE OF ARIZONA     )  
  )ss.  
COUNTY OF MARICOPA   )

Acknowledged before me this date, May 20, 2021, by Evelyn Sundman Pfersdorf, as Grantor and Trustee.



  
Notary Public