



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

RECORDING REQUESTED BY
JOHNSON & ASSOCIATES, PLLC
10320 W. McDowell Road, Building D
Avondale, AZ 85392

WHEN RECORDED MAIL TO:

Same as above

MAIL TAX STATEMENTS TO:

Gary E. Reed and Rosemary L. Reed
39869 North Kaden Court
Queen Creek, AZ 85140

DATE/TIME: 08/12/2021 1449
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2021-101357

WARRANTY DEED

Exempt from Affidavit pursuant to A.R.S. §11-1134(B)(3)(b).

FOR THE CONSIDERATION OF TEN DOLLARS, and other valuable considerations, **GARY E. REED and ROSEMARY L. REED, husband and wife, GRANTORS**, hereby convey and warrant unto **ANTHONY L. CUCCI and JENNIFER K. CUCCI, trustees of the HECTOR CHARLIE PAUL LIVING TRUST dated April 15, 2021, GRANTEE**, their interest in the following real property located in the County of Pinal, Arizona, more fully described as follows:

See Exhibit A.

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 Grantor warrants the title against all persons whomsoever.

Pursuant to A.R.S. §33-404, the beneficiaries of the HECTOR CHARLIE PAUL LIVING TRUST are: ANTHONY L. CUCCI and JENNIFER K. CUCCI, 17972 W Mauna Loa Lane, Surprise, AZ 85388.

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

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.

Dated this 12th August, 2021.

ACCEPTED AND APPROVED:

GRANTORS

Gary E. Reed
GARY E. REED

Rosemary L. Reed
ROSEMARY L. REED

STATE OF ARIZONA)
COUNTY OF MARICOPA)ss

This instrument was acknowledged before me this August 12th, 2021, by GARY E. REED and ROSEMARY L. REED.

Anjanette Rodriguez
Notary

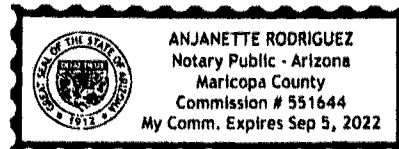


EXHIBIT A

Lot 180, Ovation at Meridian, Parcel R, according to the plat thereof recorded under Fee No. 2018-018476, Official Records of Pinal County, Arizona.

Except all minerals, coal, carbons, oil, gas and chemical elements as reserved under Fee No. 2006-031016, Official Records of Pinal County, Arizona.

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.

HOFFMAN'S