



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross
Electronically Recorded

DATE/TIME: 09/08/2021 1411

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2021-113275

WHEN RECORDED, MAIL TO:
J. ALAN SOELBERG, ESQ.
Davis Miles McGuire Gardner
40 E. Rio Salado Parkway, Suite 425
Tempe AZ 85281

**CAPTION HEADING:
CORRECTED WARRANTY DEED
DO NOT REMOVE**

This is part of the official document.

The text in the first paragraph of this document is revised to reflect property situated in Pinal County, Arizona and to record in correct county.

Exempt: A.R.S. § 11-1134(B)(2)

When Recorded, Return to:

DAVIS MILES MCGUIRE GARDNER, PLLC
40 East Rio Salado Parkway, Suite 425
Tempe, Arizona 85281

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
STEPHEN RICHER
20210760586 07/13/2021 11:33

ELECTRONIC RECORDING

58730001-2-1-1--N

Exempt pursuant to A.R.S. § 11-1134(B)(8).

WARRANTY DEED

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, STEVE R. DOWELL, A Married Man as his Sole and Separate Property (the "Grantor") does hereby convey to STEVE DOWELL and LISA DOWELL, as Co-Trustees of the *Dowell Family Trust dated July 12, 2021*, (the "Grantee"), the following-described real property situated in Maricopa County, Arizona:

Lot 948, Ironwood Crossing – Unit 2, according to the plat recorded in Recording No. 2014-070575, records of Pinal County, Arizona;

EXCEPT all gas, oil, metals and mineral rights reserved to the State of Arizona as set forth in the Patent to said land.

SUBJECT TO: Existing taxes, assessments, reservations in patents, encumbrances, covenants, conditions, restrictions, rights of way, and easements, as may appear of record.

And the Grantors warrant the title against all persons whomsoever, subject to the matters above set forth.

For disclosure purposes, the names and addresses of the beneficiaries of the Trust are as follows:

Steven Robert and Lisa Dowell
662 West Gum Tree Avenue
Queen Creek, Arizona 85140

DATED: July 12, 2021.



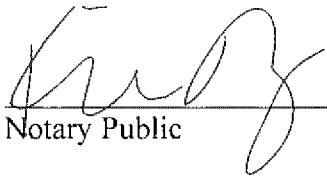
STEVE R. DOWELL

STATE OF ARIZONA)
County of Maricopa) ss.

On July 12, 2021, before me, the undersigned Notary Public, personally appeared STEVE R. DOWELL, a married man as his sole and separate property, personally known to me (or proven to me on the basis of satisfactory evidence), to be the person whose name is subscribed to the foregoing Warranty Deed dated July 12, 2021, consisting of two pages, and acknowledged to me that he executed the same in an authorized capacity and that by his signature on the instrument STEVE R. DOWELL executed the instrument.

My Commission Expires:

3-19-2024



Notary Public



CONFIDENTIAL