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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Virginia Ross

DATE/TIME: 06/01/2022 1438  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-064325

**PREPARED BY:**  
Diane E. Johnson  
29112 N Yellow Bee Dr  
San Tan Valley, Arizona 85143

**RETURN RECORDED DEED TO:**  
Diane E. Johnson  
29112 N Yellow Bee Dr  
San Tan Valley, Arizona 85143

Space Above this Line for Recorder's Use Only (A.R.S. § 11.480)

**BENEFICIARY DEED**

(Authorized under Ariz. Rev. Stat. § 33-405)

I, Diane E Johnson, a divorced and currently unmarried woman, with an address of 29112 N Yellow Bee Dr, San Tan Valley, Arizona 85143 ("Owner"), hereby convey to Christopher E. Johnson, a man, with an address of 6679 Velletri St., North Las Vegas, Nevada 89084 ("Grantee Beneficiary"), effective on my death, the real property located in Pinal County, Arizona, described as follows (the "Property"):

**See Exhibit "A" attached hereto**

**Exempt from Affidavit and Fee per A.R.S. § 11-1134(B)(12) ("Pursuant to a beneficiary deed with only nominal actual consideration for the transfer")**

If the Grantee Beneficiary predeceases me, is treated as having predeceased me, or is otherwise not legally in existence at the time of my death, the Grantee Beneficiary's interest will pass to the following successor grantee beneficiary ("Successor Grantee Beneficiary"): Stephanie C. Johnson, a woman, with an address of 8319 South 23rd Pl., Phoenix, Arizona 85042.

If, at the time of my death, there is no Grantee Beneficiary or Successor Grantee Beneficiary named in this Beneficiary Deed who survives me or is legally in existence, this Beneficiary Deed will be null and void and will be treated as though it had never been made.

This Beneficiary Deed creates a "beneficiary deed" as described in A.R.S. § 33-405 to convey an interest in real property to one or more grantee beneficiaries designed by the owner effective upon the death of the owner. Any Grantee Beneficiary is intended to qualify as a "grantee

beneficiary" and any Successor Grantee Beneficiary is intended to qualify as a "successor grantee beneficiary" as those terms are used in A.R.S. § 33-405.

Signed by the Owner, Diane E Johnson, on June 1<sup>st</sup>, 2022

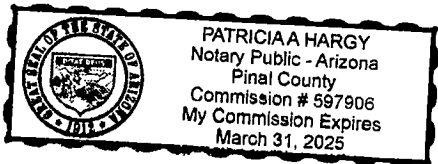
Diane E Johnson  
Diane E Johnson

STATE OF ARIZONA  
CITY/COUNTY OF Pinal

On this 1 day of June, 2022 before me personally appeared Diane E Johnson, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above document.

Patricia A. Hargy  
NOTARY PUBLIC

[SEAL]



**Exhibit "A"**  
**Legal Description**

**Lot 20, of Johnson Ranch Unit 20/21, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 124.**