



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Virginia Ross

DATE/TIME: 06/10/2022 1038
FEE: \$30.00
PAGES: 1
FEE NUMBER: 2022-067401

When recorded return to:
Ella J. Blass, AZCLDP#81721
AZ Paralegal Assist, LLC #81732
PO Box 11417
Casa Grande, AZ, 85130

Beneficiary Deed

I, **CANDICE ELAINE GAUNT**, a married woman ("Grantor"), as sole owner, hereby convey to my children, **JAMIE MARIE GAUNT**, an unmarried woman, **TIFFANY LEANN FRIDLIN**, an unmarried woman, and **HESTON WAYNE FRIDLIN**, an unmarried man, as **Joint Tenants with Right of Survivorship, and not as Tenants in Common**, effective upon my death, all right, title and interest in the following described real property:

Lot 93, of **COTTONWOOD RANCH - PARCEL "B"**, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet F, Slide 184

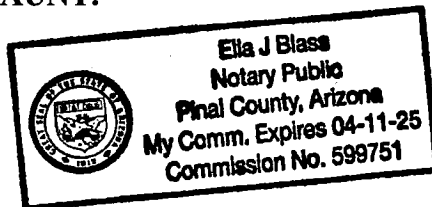
Commonly known as 1137 E. Viola Court, Casa Grande, AZ 85122

SUBJECT TO: Existing taxes, assessments, covenants, conditions, restrictions, rights of way, easements and all other matters of record.

Exempt pursuant to ARS § 11-1134 (B)(12).

Candice E. Gaunt
CANDICE ELAINE GAUNT, Grantor

SUBSCRIBED AND SWORN to before me this 9th day of June 2022 by **CANDICE ELAINE GAUNT**.



Ella J. Blass
NOTARY PUBLIC

Prepared by: Ella J. Blass, AZ CLDP #81721, AZ Paralegal Assist, LLC, AZ CLDP#81732,
PO Box 11417, Casa Grande, AZ 85130