



DATE/TIME: 07/08/2022 1322
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2022-077463

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

Margere E Sholar
5327 South Marble Drive
Gold Canyon, AZ 85118

MAIL TAX STATEMENTS TO:

Margere E Sholar
5327 South Marble Drive
Gold Canyon, AZ 85118

**PREPARED BY and
RECORDING REQUESTED BY**
The Forakis Law Firm, P L C
Christine S Cracchiolo, Esq
346 East Palm Lane
Phoenix, Arizona 85004

BENEFICIARY DEED

(§33-405, Arizona Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR-OWNER IN ORDER TO BE EFFECTIVE

I, MARGERIE SHOLAR, an unmarried woman, as grantor-owner,

DO HEREBY CONVEY,

to MICHAEL L. SHOLAR, JR. and MATTHEW J. SHOLAR, in equal shares, as grantee-beneficiary,

effective on my death,

all of the following described real property (including all improvements thereon) located in the County of Pinal, State of Arizona:

SEE ATTACHED EXHIBIT "A" FOR LEGAL-DESCRIPTION

More commonly known as 5327 South Marble Drive, Gold Canyon, Arizona 85118.

Tax Parcel Number: 104-76-163

EXEMPT per A.R.S. 11-1134(B)(12).

If the grantee-beneficiary predeceases me, the conveyance to that grantee-beneficiary shall:

Become null and void.

Become part of the estate of the grantee-beneficiary.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR-OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS GRANTOR-OWNER FOR THIS INTEREST IN REAL ESTATE.

Dated this 17 day of February, 2022.

Margerie Sholar
MARGERIE SHOLAR,

STATE OF ARIZONA

) ss.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me on this 17 day of February, 2022, by MARGERIE SHOLAR.

Michael T Cracchiolo
NOTARY PUBLIC

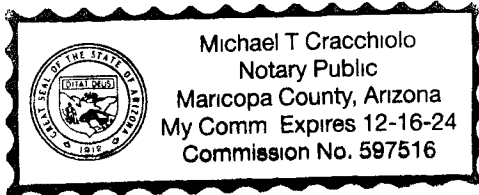


EXHIBIT "A"

LEGAL DESCRIPTION

LOT 163, MOUNTAINGATE AT MOUNTAIN BROOK VILLAGE, ACCORDING TO CABINET B OF MAPS, SLIDE 23, RECORDS OF PINAL COUNTY, ARIZONA.

EXCEPT 1/16TH OF ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH MAY BE DETERMINED TO BE PARTICULARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS AS PROVIDED BY ARS 37-231, AS RESERVED IN THE PATENT FROM THE STATE OF ARIZONA RECORDED, IN DOCKET 1284, PAGE 426.

Oilfield Services