



WHEN RECORDED
MAIL TO:
C. Kyle Brown, Esq.
Brown & Hobkirk, PLLC
17015 N. Scottsdale Road, Suite 335
Scottsdale, AZ 85255

DATE/TIME: 07/18/2022 1334
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2022-080301

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, we, WILLIAM F. FITCH JR. and DORIS A. FITCH, husband and wife ("Grantors") hereby convey to WILLIAM F. FITCH JR. and DORIS A. FITCH, husband and wife, MARY L. RHODES, a married woman as her sole and separate property, and W. FRANK FITCH, III, an unmarried man, as joint tenants with right of survivorship, the following described real property situated in Pinal County, Arizona:

Lots 237 and 238, DESERT CARMEL, according to Book 11 of Maps, Pages 39 through 42 and Street Name Changes in Book 12 of Maps, Pages 26 through 29, records of Pinal County, Arizona.

Subject To: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

Assessor's Parcel No.: 503-30-2370 and 503-30-238

And the Grantors warrant the title against all acts of the Grantors, and none other, subject to the matters above set forth.

EXEMPT FROM AFFIDAVIT AND FILING FEE PURSUANT TO
A.R.S. §11-1134.B.7.

Dated this 9TH day of July, 2022.

Doris A. Fitch
William F. Fitch Jr. POA
WILLIAM F. FITCH JR., GRANTOR

Doris A. Fitch
DORIS A. FITCH, GRANTOR

Doris A. Fitch
William F. Fitch Jr. POA
WILLIAM F. FITCH JR., GRANTEE

Doris A. Fitch
DORIS A. FITCH, GRANTEE

Mary L. Rhodes
MARY L. RHODES, GRANTEE

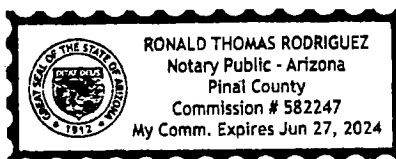
W. Frank Fitch III
W. FRANK FITCH, III, GRANTEE

STATE OF ARIZONA)

County of Pinal)

) SS

)



This instrument was acknowledged before me this 9th day of July, 2022, by WILLIAM F. FITCH JR., DORIS A. FITCH, MARY L. RHODES, and W. FRANK FITCH, III.

Ronald T. Rodriguez

 Notary Public

My Commission Will Expire:

JUNE 27, 2024

BOFFICE

WHEN RECORDED

MAIL TO:

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17015 N. Scottsdale Road, Suite 335

Scottsdale, AZ 85255

ACCEPTANCE OF JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ARIZONA)

) ss.

County of Pinal)

WILLIAM F. FITCH JR. and DORIS A. FITCH, husband and wife, MARY L. RHODES, a married woman as her sole and separate property, and W. FRANK FITCH, III, an unmarried man, each being first duly sworn upon oath each for himself or herself and jointly but not one for the other deposes and says, THAT we are the Grantees named in that certain Special Warranty Deed which is dated July 9, 2022, and executed by WILLIAM F. FITCH JR. and DORIS A. FITCH, husband and wife, as Grantors, to WILLIAM F. FITCH JR. and DORIS A. FITCH, husband and wife, MARY L. RHODES, a married woman as her sole and separate property, and W. FRANK FITCH, III, an unmarried man, as joint tenants with right of survivorship, as Grantees, and which instrument concerns the following described property:

Lots 237 and 238, DESERT CARMEL, according to Book 11 of Maps, Pages 39 through 42 and Street Name Changes in Book 12 of Maps, Pages 26 through 29, 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.

THAT the interests of the undersigned are being taken by them as Joint tenants with right of survivorship.

THAT each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as such Joint tenants with right of survivorship and to acquire any interest in, or any proceeds arising out of said property, as joint tenants with right of survivorship.

Dated this 9TH day of July, 2022.

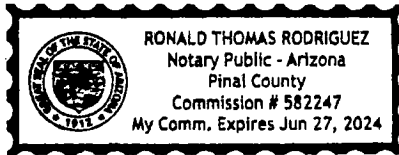
William F. Fitch Jr.
WILLIAM F. FITCH JR.

Doris A. Fitch
DORIS A. FITCH

Mary L. Rhodes
MARY L. RHODES

W. Frank Fitch III
W. FRANK FITCH, III

STATE OF ARIZONA)
) ss.
County of Pinal)



This instrument was acknowledged before me this _____ day of July, 2022, by WILLIAM F. FITCH JR., DORIS A. FITCH, MARY L. RHODES, and W. FRANK FITCH, III.

Ronald Thomas Rodriguez

Notary Public

My commission will expire:

JUNE 27, 2024

BOFFICE