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PINAL COUNTY RECORDER  
Virginia Ross

This instrument was recorded at the request of:

BENEDICT LEGAL  
Attorney at Law  
3333 E. Camelback Road, Suite 210  
Phoenix, AZ 85018

DATE/TIME: 08/05/2022 1120  
FEE: \$30.00  
PAGES: 3  
FEE NUMBER: 2022-086205

The recording official is directed to return  
this instrument or a copy to the above person.

Space Reserved for Recording Information.

## SPECIAL WARRANTY DEED

County and State Where Located:  
Pinal County, Arizona

Grantor (Name, Address, Zip Code):

WAYNE WHITTY, an unmarried man  
800 1<sup>st</sup> Street NE  
Minot, North Dakota 58703

and

DARLA BETTING, n/k/a  
DARLA WHITTY, a married woman, who  
acquired title as an unmarried woman,  
800 1<sup>st</sup> Street NE  
Minot, North Dakota 58703

as joint tenants with rights of survivorship

Grantee (Name, Address, Zip Code):

WAYNE WHITTY and DARLA WHITTY,  
husband and wife as community  
property with rights of survivorship  
800 1<sup>st</sup> Street NE  
Minot, North Dakota 58703

Subject Real Property  
(Address or Location):

35352 North Shorthorn Trail  
San Tan Valley, Arizona 85143

Subject Real Property (Legal Description):


EXEMPT UNDER A.R.S. § 11-1134(B)(10)

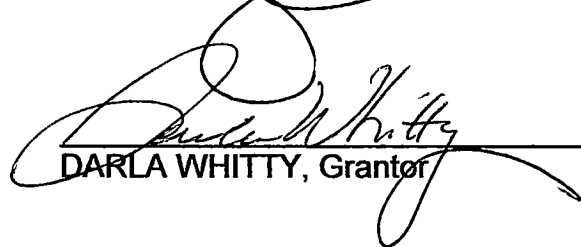
Lot 68, of PARCEL 1 AT CIRCLE CROSS RANCH, according to Cabinet D, Slide 85,  
records of Pinal County, Arizona.

SUBJECT TO current taxes, assessments, reservations in patents, and all easements,  
rights-of-way, encumbrances, liens, covenants, conditions, and restrictions as may appear  
of record.

SEE ACCEPTANCE attached hereto and by this reference made a part hereof for  
signatures of the Grantees.

For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property and binds Grantor and Grantor's successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

  
\_\_\_\_\_  
WAYNE WHITTY, Grantor

  
\_\_\_\_\_  
DARLA WHITTY, Grantor

STATE OF *North Dakota*

ss.

County of *Ward*

ACKNOWLEDGMENT

On this date, *July 20*, 2022, the foregoing instrument was acknowledged before me by WAYNE WHITTY and DARLA WHITTY, who acknowledged that they are the persons named herein and that they executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

*December 29, 2024*  
\_\_\_\_\_  
Notary Expiration Date

*Donelda Koble*  
\_\_\_\_\_  
Notary Public

**DONELDA KOBLE**  
Notary Public  
State of North Dakota  
My Commission Expires Dec. 29, 2024

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

**WAYNE WHITTY and DARLA WHITTY, Husband and Wife as community property with the right of survivorship** each for himself or herself and jointly, but not one for the other, state that the undersigned have offered to purchase the real property situate in Maricopa County, Arizona, described as follows:

Lot 68, of PARCEL 1 AT CIRCLE CROSS RANCH, according to Cabinet D, Slide 85, records of Pinal County, Arizona.

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept such conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery to the Attorney of this Acceptance of Community Property with Right of Survivorship the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize the Attorney to attach this Acceptance of Community Property with Right of Survivorship to such deed upon its execution and delivery and to record this Acceptance of Community Property with Right of Survivorship together with such deed.

DATED this 20 day of July, 2022.

[Signature]  
WAYNE WHITTY

[Signature]  
DARLA WHITTY

STATE OF North Dakota  
County of Ward } ss.

**ACKNOWLEDGMENT**

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December 29, 2024  
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Donelda Koble  
Notary Public

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Notary Public  
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My Commission Expires Dec. 29, 2024