



DATE/TIME: 10/27/2022 1331  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2022-111041

**PREPARED BY:**

Brendan Torro Boyd  
679 W Enchanted Desert Dr  
Casa Grande, Arizona 85122

**RETURN RECORDED DEED TO:**

Brendan Torro Boyd  
679 W Enchanted Desert Dr  
Casa Grande, Arizona 85122

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

**BENEFICIARY DEED**

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

I, Brendan Torro Boyd (also known as Torro), a married man, with an address of 679 W Enchanted Desert Dr, Casa Grande, Arizona 85122 ("Owner"), hereby convey to Aznegashe A Yelma, a woman, with an address of 679 W Enchanted Desert Dr, Casa Grande, Arizona 85122 ("Grantee Beneficiary"), effective on my death, the real property located in Pinal County, Arizona, described as follows (the "Property"):

Lot 3, Copper Vista Phase 1, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 67.

**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 under the inheritance laws of the State of Arizona 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"): Alicia Elaine Byrd, a woman, with an address of 8924 SW 30 #22, Portland, Oregon 97219.

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, Brendan Torro Boyd, on 27 Oct, 2022

B. Boyd  
Brendan Torro Boyd

STATE OF ARIZONA  
CITY/COUNTY OF PINAL

On this 27<sup>th</sup> day of Oct, 2022, before me personally appeared Brendan Torro Boyd, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document.

 JULIUS VERGARA  
Notary Public - State of Arizona  
PINAL COUNTY  
Commission #581578  
Expires April 28, 2024

[Signature]  
NOTARY PUBLIC

[SEAL]