



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

Recorded at the Request of:
John M. Duncan and
Sue A. Duncan

When Recorded, mail to:
Law Offices of Tracy M. Marsh, PLLC
C/O: Tracy M. Marsh
16165 N. 83rd Ave., Suite 200
Peoria, AZ 85382

DATE/TIME: 01/23/2023 1135
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2023-004908

(Space above this line reserved for recording office use only)

**SPECIAL WARRANTY DEED
EXEMPT § 11-1134(B)(8)**

GRANTORS:

John M. Duncan and Sue A. Duncan, husband and wife, as community property with right of survivorship.

GRANTEES:

John M. Duncan and Sue A. Duncan, Trustees of the John and Sue Duncan Joint Revocable Living Trust, dated November 2, 2022, and any amendments thereto.

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Property Address: 4051 W. Winslow Way, Eloy, AZ 85131
APN: 402-30-9020

Lot 67, ROBSON RANCH-ARIZONA UNIT TWENTY "C", according to final Plat recorded at Fee No. 2018-013793 and Affidavit of Correction recorded at Recorder's No. 2018-029059 records of Pinal County, Arizona;

EXCEPTING THEREFROM 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 is or may be determined by the laws of the United States, or of this state, or court decisions, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusion right thereto, or under the above described lands, as set forth in the patent recorded in Docket 959, page 393.

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.

Certification of Trustees

Pursuant to A.R.S. § 33-404, the undersigned declare under oath that they are the Grantors and Trustees of the John and Sue Duncan Joint Revocable Living Trust, dated November 2, 2022, and any amendments thereto, and that they are the only persons with current vested interests in the Trust and therefore are the sole beneficiaries thereof. The address of the beneficiaries is: 2746 South Shore Dr. SE, Albany, OR 97322.

Date: ^{Jan} ~~December~~ 11, 2022 ~~2022~~ 2023

TRUSTEES:

[Signature]
John M. Duncan

[Signature]
Sue A. Duncan

ACKNOWLEDGMENT

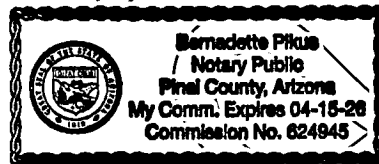
STATE OF ARIZONA

County of Pinal

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Notarial certificate for this Special Warranty Deed dated this 11 day of ^{Jan} ~~December~~ 2023 containing three pages, subscribed, sworn to and acknowledged before me, by John M. Duncan and Sue A. Duncan, Grantors and Trustees of the John and Sue Duncan Joint Revocable Living Trust, dated November 2, 2022, and any amendments thereto.

Bernadette Pikus
Notary Public



FOR GOOD AND SUFFICIENT CONSIDERATION, the Grantors do hereby GRANT and CONVEY to the Grantees, the above-described real property, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by the Grantors.

Grantors WARRANT that the Grantors have good right and authority to execute and deliver this deed to the Grantees, and that Grantors are the owner in fee simple of the real property, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantors.

Date: ~~December~~ Jan 4, 2022 ~~2022~~ 2023

GRANTORS:

John M. Duncan
John M. Duncan

Sue A. Duncan
Sue A. Duncan

ACKNOWLEDGMENT

STATE OF ARIZONA

County of Pinal

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Notarial certificate for this Special Warranty Deed dated this Jan 4 day of ~~December~~ 2023, containing three pages, subscribed, sworn to and acknowledged before me, by John M. Duncan and Sue A. Duncan, Grantors.

Bernadette Pikus
Notary Public

