



DATE/TIME: 03/21/2023 1605
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-020124

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

William R. Shelley and Candace L. Shelley, as co-Trustees
44250 W. Palo Nuez Street
Maricopa, AZ 85138

MAIL TAX STATEMENTS TO:

William R. Shelley and Candace L. Shelley, as co-Trustees
44250 W. Palo Nuez Street
Maricopa, AZ 85138

**PREPARED BY and
RECORDING REQUESTED BY**

DESERT FINANCIAL CREDIT UNION
AZCLDP No. 81024
148 North 48th Street
Phoenix, Arizona 85034

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, we,
WILLIAM SHELLEY and CANDACE L. SHELLEY, husband and wife, the GRANTORS,
Whose mailing address is 44250 W. Palo Nuez Street, Maricopa, AZ 85138;

DO HEREBY CONVEY TO:

WILLIAM R. SHELLEY and CANDACE L. SHELLEY, as co-Trustees of WILLIAM R. & CANDACE L. SHELLEY LIVING TRUST, U/A dated May 19, 2011, the GRANTEE,
Whose mailing address is 44250 W. Palo Nuez Street, Maricopa, AZ 85138;

All of THE FOLLOWING described real property located in the County of Pinal, State of Arizona:

LOT 217, PALO BREA, ACCORDING TO THE PLAT THEREOF OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN CABINET E, SLIDE 196.

Site Address: 44250 W. Palo Nuez Street, Maricopa, AZ
Assessor's Parcel Number: 512-10-2170

EXEMPT: per A.R.S. §11-1134-B8

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are WILLIAM R. SHELLEY and CANDACE L. SHELLEY, 44250 W. Palo Nuez Street, Maricopa, AZ 85138.

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, the GRANTORS do hereby bind themselves to warrant and defend the title as against all acts of the GRANTORS herein and no other.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS our hand this 9 day of March, 2023.


WILLIAM SHELLEY



CANDACE L. SHELLEY

STATE OF ARIZONA

) ss.

COUNTY OF MARICOPA

On this 9 day of March, 2023, before me personally appeared WILLIAM SHELLEY and CANDACE L. SHELLEY, whose identities were proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.


NOTARY PUBLIC

