



DATE/TIME: 03/27/2023 1435

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2023-021523

BENEFICIARY DEED

Subject real property location: State of Arizona, County of Pinal

Grantors name and address: Douglas V. Gyorfi and Heather M. Gyorfi, husband and wife
7887 W. Saratoga Way
Florence, Arizona 85132

For all purposes in this deed the singular shall include the plural and the plural shall include the singular. Should the order of death of the Grantors not be known each Grantor shall be treated as having survived the other Grantor.

Effective upon the first death of the two Grantors, under A.R.S. Section 33-405 (D), the first Grantor to die hereby conveys all right, title, and interest the first Grantor to die owns at the time of death (hereafter referred to collectively as "convey" or "conveyed") in the subject real property (hereafter referred to as "property") to the surviving Grantor.

Effective upon the death of the last to die of the two Grantors or the simultaneous death of the Grantors, A.R.S. Section 33-405 (D), the Grantor or Grantors convey all of Grantor's interest in the below described property to the following Grantee: Michael Douglas Gyorfi.

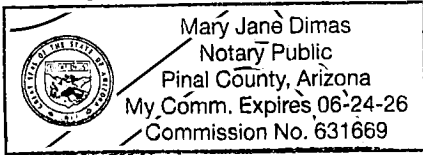
Street address, if known: 7887 W. Saratoga Way
Florence, Arizona 85132

Legal description: Lot 146, ANTHEM AT MERRILL RANCH UNIT 40, according to Cabinet H, Slide 99, records of Pinal County, Arizona.

SUBJECT TO: all 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.

Exempt from Affidavit of Real Property Value by A.R.S. Sec. 11-1134(B) (12).

Dated: March 27, 2023



Douglas V. Gyorfi
Douglas V. Gyorfi

Heather M. Gyorfi
Heather M. Gyorfi

STATE OF ARIZONA

COUNTY OF PINAL

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Acknowledged before me on March 27, 2023 by Douglas V. Gyorfi and Heather M. Gyorfi, as Grantors.

Mary Janè Dimas
Notary Public