



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 04/27/2023 1139

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2023-030449

When recorded return to:
Steven W. Anderson and Martina J. Anderson
15913 Maple Ridge Road
Audubon, Minnesota 56511

BENEFICIARY DEED

Subject real property location:

State of Arizona, County of Pinal

Grantors name and address:

Steven W. Anderson and Martina Anderson, husband and
wife
15913 Maple Ridge Road
Audubon, Minnesota 56511

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. The existence or non-existence of any trust named herein and the right to take title under this deed shall be established: a) by: the recording of an affidavit by the then serving trustee: affirming that attached to the affidavit is a true copy of the trust provisions naming the then serving trustee as trustee; that all prior named trustees are unable or unwilling to serve; that the trust is valid and in effect; and that any trusts with higher priority under this deed either do not exist or have disclaimed; or b) by the recording of a court order establishing the right to take title.

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: The then serving Trustee of the Anderson Family Revocable Living Trust dated the 11th day of March, 2016 dated March 11, 2016.

Street address, if known: 7177 W. Trenton Way
Florence, AZ 85132

Legal description: See Attached Exhibit A

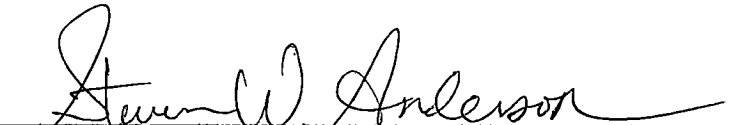
SUBJECT TO: all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record.


Initial beneficiaries:

Steven W. Anderson and Martina J. Anderson
15913 Maple Ridge Road
Audubon, Minnesota 56511

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

Dated: April 27, 2023


Steven W. Anderson


Martina Anderson

STATE OF ARIZONA

COUNTY OF PINAL

ss.

Acknowledged before me on April 27th, 2023 by Steven W. Anderson and Martina Anderson, as Grantors.

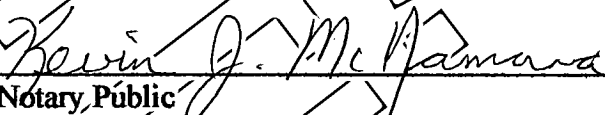

Notary Public



EXHIBIT A

Lot 85, of ANTHEM AT MERRILL RANCH PHASE 1A, UNIT 6, according to Cabinet F, Slide 154 and Amended in Plat recorded in Cabinet G, Slide 196, records of Pinal County, Arizona.