



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

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This Document Prepared By:

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CERTIFIED LEGAL DOCUMENT  
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After Recording, Mail To:

Barry and Karen Baumgardner  
601 Willow Crescent  
Cold Lake, T9M 1M6, Alberta, Canada

DATE/TIME: 06/07/2023 1118  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2023-041778

## BENEFICIARY DEED

(§33-405, Arizona Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTORS-OWNERS  
IN ORDER TO BE EFFECTIVE

We, BARRY BAUMGARDNER and KAREN D. BAUMGARDNER, husband and wife, as grantors-owners, hereby convey in equal shares to the following grantee-beneficiaries: MICHELLE GRUNDNER, KYLE BAUMGARDNER, and KRISTIN BAUMGARDNER, as tenants-in-common, effective on our death, all of the following described real property (including all improvements thereon) located in the County of Pinal, State of Arizona:

LOT 644, OF ROADHAVEN, RESORT OF APACHE JUNCTION, ACCORDING TO THE PLAT OF  
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED  
IN CABINET A OF MAPS. SLIDE 66 THROUGH 69.

Tax Parcel Number: 102-35-6440

**EXEMPT per A.R.S. 11-1134(B)(12).**

If grantee-beneficiary Michelle Grundner predeceases us, one-third (1/3) undivided interest in the above-described property then conveys evenly to CASHTYN GRUNDNER, CARTER GRUNDNER, ROARY GRUNDNER, and RIPLEY GRUNDNER. If grantee-beneficiary Kyle Baumgardner predeceases us, one-third (1/3) undivided interest in the above-described property then conveys evenly to OWEN BAUMGARDNER, GAVIN BAUMGARDNER, and NATHAN BAUMGARDNER. If grantee-beneficiary Kristen Baumgardner predeceases us, the conveyance to this grantee-beneficiary shall become null and void.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF BOTH OF THE GRANTORS-OWNERS. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THESE GRANTORS-OWNERS FOR THIS INTEREST IN REAL ESTATE.

Dated this 30 day of May, 2023.

Barry Baumgardner  
BARRY BAUMGARDNER

Karen D. Baumgardner  
KAREN D. BAUMGARDNER

Province  
PROVIDENCE OF Alberta, Canada)  
CITY OF Cold Lake)  
) ss.  
)

The foregoing BENEFICIARY DEED was acknowledged before me on this 30 day of  
May, 2023, by BARRY BAUMGARDNER and KAREN D. BAUMGARDNER.

