



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

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

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

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)
) ss.
CITY OF Cold Lake)

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

NOTARY PUBLIC

