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This instrument was recorded at the request of:

Phelps LaClair, PLC
7227 E. Baseline Road
Suite 103
Mesa, Arizona 85209

The recording official is directed to return
this instrument or a copy to the above person.

Space Reserved for Recording Information.

SPECIAL WARRANTY DEED

Effective Date:

August 29, 2023

County and State Where Located:

Pinal County, Arizona

Grantor:

Cassius Veronica Spencer, a distributee
of the Estate of Maryann Marie Weaver,
Lupita Hausmann, a distributee of the
Estate of Maryann Marie Weaver, and
Moses Spencer, a distributee of the
Estate of Maryann Marie Weaver

Grantee:

Max-Van Spencer

Address, Location, or Parcel No.:

5726 E. Boulder Street
Apache Junction, Arizona 85119

Exemption:

A.R.S. §11-1134(A)(5)

Subject Real Property (Legal Description):

**The West half of the Southeast quarter of the Northwest quarter of the
Northwest quarter of the Southeast quarter of Section 12, Township 1 North,
Range 8 East of the Gila and Salt River Base and Meridian, Pinal County,
Arizona;**

EXCEPT all coal, oil and other mineral deposits as reserved in the Patent.

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

For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property. Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.



Cassius Veronica Spencer

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this date, May 16, 2023, the foregoing instrument was acknowledged before me by Cassius Veronica Spencer who acknowledged that they are the person named herein and that they executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.




Notary Public

For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property. Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.

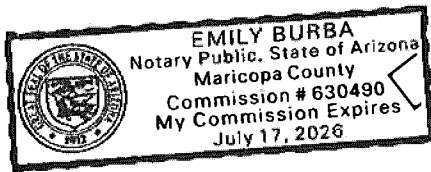


Lupita Haussmann

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this date, May 16, 2023, the foregoing instrument was acknowledged before me by Lupita Haussmann who acknowledged that they are the person named herein and that they executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

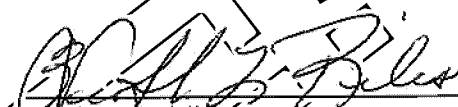
For valuable consideration, Grantor conveys to Grantee all rights, title, and interest of Grantor in Subject Real Property. Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters set forth above.


Moses Spencer

STATE OF Washington)
COUNTY OF Pierce) ss.

On this date, 08/29/23, 2023, the foregoing instrument was acknowledged before me by Moses Spencer who acknowledged that they are the person named herein and that they executed the foregoing instrument for the purposes contained therein.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Notary Public

