



OFFICIAL RECORDS OF PINAL COUNTY RECORDER Dana Lewis

DATE/TIME:

10/02/2023 1216

FEE:

\$30.00

PAGES:

FEE NUMBER: 2023-073071

After recording return to: Jonathan & Sonya Dudder 33896 N Rockflower Trail

Jake Carlson AZBar #023897

Recorded at the request of:

Queen Creek, AZ 85142

LifePlan Legal AZ, PLLC

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Beneficiary Deed

Dated: September 25, 2023

We, Jonathan Christopher Dudder and Sonya Marie Dudder, husband and wife, the GRANTORs do hereby convey to the then serving Trustee of the Jonathan and Sonya Dudder Family Living Trust dated September 25, 2023, and any amendments thereto, an Arizona Revocable Trust, the GRANTEE, effective, on our deaths the following described property located in Pinal County, Arizona.

Lot 142, SAN TAN HEIGHTS PARCEL C-4, according to the Plat of record recorded in Fee No. 2017-89177, records of Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent from The United States of America.

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

Affidavit of Property Value Exempt Pursuant to A.R.S. 11-1134 Sonya Marie Dudder Jonathan Christopher Dudder STATE OF ARIZONA

lss. **COUNTY OF MARICOPA**

The foregoing BENEFICIARY DEED dated September 25, 2023, and also executed by those person(s) listed below was acknowledged before me this 25th day of Septémber, 2023, by Jonathan Christopher Dudder and Sonya Marie Dudder.

> JAKE A. CARLSON ary Public, State of Arizona Maricopa County Commission # 580701 Commission Expires March 12, 2024

arv Public

No title search or legal description verification was performed, and no liability is assumed by the preparer as to the status of the title or the accuracy of the legal description.

Beneficiary Disclosure

The undersigned, being the Trustee(s) of the Jonathan and Sonya Dudder Family Living Trust dated September 25, 2023, and any amendments thereto, do(es) hereby certify that as of this date said Trust Agreement is in full force and effect and has not been amended, modified, or revoked.

The names and addresses of the beneficiaries of the trust, which must be disclosed on the deed, are as follows:

Name: Jonathan Dudder

Address: 33896 N Rockflower Trail

Queen Creek, AZ 85142/

Name: Sonya Dudder

Address: 33896 N Rockflower Trail

Queen Creek, AZ 85142

Acknowledged by Trustee(s)

Jonathan Christopher Dudder

Sonya Marie Dudder