



THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

DATE/TIME: 01/30/2024 1245  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2024-006674

WHEN RECORDED RETURN TO:

Orca Family Trust  
P.O. Box 172  
Maricopa, Arizona, 85139

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**SPECIAL WARRANTY DEED**

THE GRANTOR(S),

- XAFAX CORPORATION, John A. Stansfield, President,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and specially warrants to the GRANTEE(S):

- Orca Family Trust, John Stansfield and Cathy Bissett, Trustee, 1100 N Lehmberg Ave, Casa Grande, Pinal County, Arizona, 85122,

the following described real estate, situated in 37288 W Merced St., Maricopa, in the County of Pinal, State of Arizona, 85138:

Legal Description:

Rancho Mirage Estates  
Parcel 24, Lot 37

EXEMPT A.R.S. 11-1134

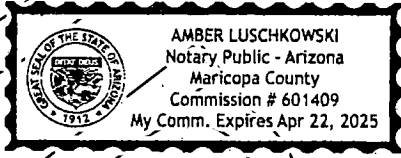
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Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record, the Grantor hereby covenants with the Grantee(s) the following:



STATE OF ARIZONA, COUNTY OF PINAL, ss:

This instrument was acknowledged before me on this 30 day of January,  
2024 by John A Stansfield, President, on behalf of XAFAX CORPORATION.



Amber Luschkowski  
Notary Public  
Signature of person taking acknowledgment

Notary Public  
Title (and Rank)

My commission expires 4/22/2025

XAFAX CORPORATION

Exhibit A

LOT 37, OF RANCHO MIRAGE ESTATES PARCEL 24, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET F, SLIDE 121 AND AFFIDAVIT(S) OF CORRECTION RECORDED AS 2006-049590 OF OFFICIAL RECORDS AND AS 2007-068720 OF OFFICIAL RECORDS.