



DATE/TIME: 02/06/2024 1154  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2024-008360

**When Recorded, Return to:**

MR AND MRS JESSE SIMMS  
3633 N. FRENCH PL  
CASA GRANDE AZ, 85222

Exempt pursuant to A.R.S. 11-  
1134(B)(8).

Space above this line for Recorder's use

**Special Warranty Deed**

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, JESSE SIMMS and SONJA SIMMS husband and wife (the "Grantors") do hereby convey to JESSE B. SIMMS and SONJA H. SIMMS as Trustees of *THE JESSE B SIMMS and SONJA H SIMMS REVOCABLE TRUST January 17<sup>th</sup> 2024* (the "Grantees"), the following-described real property situated in PINAL County, Arizona:

**See EXHIBIT A attached hereto and incorporated herein by reference.**

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

And the Grantors bind themselves and their successors to warrant the title as against their acts and one other, subject to the matters above set forth. No other covenants or warranties, expressed or implied, are given by this Special Warranty Deed.

For disclosure purposes, the names and addresses of the beneficiaries of the Trust are as follows:

JESSE B. SIMMS and SONJA H. SIMMS  
3633 N FRENCH PL  
CASA GRANDE, AZ 85222

DATED: January 17<sup>th</sup>, 2024.

*Jesse Simms*  
\_\_\_\_\_  
JESSE SIMMS

*Sonja Simms*  
\_\_\_\_\_  
SONJA SIMMS

STATE OF ARIZONA        )  
  )ss.  
County of PINAL         )

The foregoing instrument was acknowledged before me on January 17<sup>th</sup>, 2024, by JESSE SIMMS and SONJA SIMMS.



Notary Public

**EXHIBIT A**

**Legal Description**

**Lots 176, COPPER-VISTA PHASE III, according to the plat of record in the office of the County of Pinal County, Arizona, recorded in Cabinet D, Slide 070 and Affidavit of correction recorded November 6<sup>th</sup>, 2002 in document No. 2002-060892, records of Pinal County, Arizona**