



DATE/TIME: 06/17/2024 1138  
FEE: \$30.00  
PAGES: 2  
FEE NUMBER: 2024-045569

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.

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## SPECIAL WARRANTY DEED

**Effective Date:**

June 17, 2024

**County and State Where Located:**

Pinal County, Arizona

**Grantor:**

Paul Robert Boudreau and Joanne  
Boudreau, husband and wife

**Grantee:**

Paul R. Boudreau and Joanne  
Boudreau, Trustees of the Boudreau  
Family Trust, dated June 17, 2024

**Address, Location, or Parcel No.:**

785 W. Honey Locust Avenue  
Queen Creek, Arizona 85140

**Exemption:**

A.R.S. § 11-1134(B)(8)

**Subject Real Property (Legal Description):**

Lot 1000 of Ironwood Crossing – Unit 2, according to the plat recorded in Fee No.  
2014-070575, records of Pinal County, Arizona;

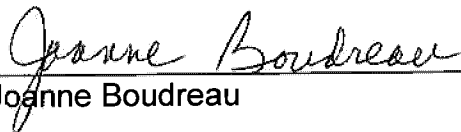
EXCEPT all gas, oil, metals and mineral rights reserved to the State of Arizona as set  
forth in the Patent to said land.

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.

The lifetime beneficiaries of the Boudreau Family Trust, dated June 17, 2024, (Grantee),  
are Paul R. Boudreau and Joanne Boudreau, whose address is 785 W. Honey Locust  
Avenue, Queen Creek, Arizona 85140.

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.

  
Paul Robert Boudreau

  
Joanne Boudreau

STATE OF ARIZONA )  
COUNTY OF MARICOPA ) ss.

On this date, June 17, 2024, the foregoing instrument was acknowledged before me by Paul Robert Boudreau and Joanne Boudreau who acknowledged that they are the persons 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

