



DATE/TIME: 07/25/2024 1417
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2024-056200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER-RECORDING, MAIL TO:	MAIL TAX STATEMENTS TO:	PREPARED BY and RECORDING REQUESTED BY
Maria Del Rosario Mendoza, as Trustee	Maria Del Rosario Mendoza, as Trustee	ADAM J. TASSE, AZCLDP No. 81936
P.O. Box 11784 Chandler, AZ 85248	P.O. Box 11784 Chandler, AZ 85248	7609 E. Via De Lindo Scottsdale, Arizona 85258

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, I,
 MARIA D. MENDOZA, a married woman, as her sole and separate property, the GRANTOR,
 Whose mailing address is P.O. Box 11784, Chandler, AZ 85248;
 HEREBY CONVEYS AND QUITCLAIMS TO:
 MARIA DEL ROSARIO MENDOZA, as Trustee of THE BENE-INFINITY LIVING TRUST, U/A dated
12 July, 2024, the GRANTEE,
 Whose mailing address is P.O. Box 11784, Chandler, AZ 85248;

All of THE FOLLOWING described real property located in the County of Pinal, State of Arizona:
 Lot 21, Tract B, of Casa Grande Lakes, according to the Plat of record in the office of the
 County Recorder of Pinal County, Arizona, recorded in Cabinet A of Maps, Slide 164 and
 Amended in Cabinet A, Slide 179.

Site Address: 2147 N. Pebble Beach Drive, Casa Grande, AZ
 Assessor's Parcel Number: 504-51-0990

EXEMPT: per A.R.S. §11-1134-B8

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are attached hereto in EXHIBIT "A" and by this reference made a part hereof.

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

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS my hand this 12 day of July, 2024

Maria D. Mendoza
 MARIA D. MENDOZA

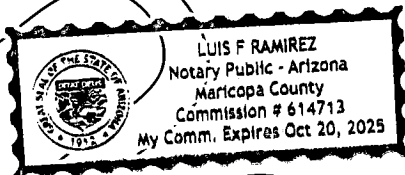
STATE OF ARIZONA)

) ss.

COUNTY OF MARICOPA)

On this 19 day of July, 2021, before me personally appeared MARIA DEL ROSARIO MENDOZA, whose identity was proven to me on the basis of satisfactory evidence to be the person who she claims to be, and acknowledged that she signed the above/attached document.


NOTARY PUBLIC



RAMIREZ

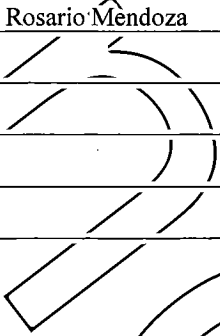
EXHIBIT "A"

DISCLOSURE OF BENEFICIARIES

NAME

ADDRESS

1. Maria Del Rosario Mendoza P.O. Box 11784, Chandler, AZ 85248
2. _____
3. _____
4. _____
5. _____



OFFICE