

When recorded, mail to:

Phelps LaClair, PLC
7227 E. Baseline Road, Ste 103
Mesa, Arizona 85209



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/30/2024 1259
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2024-057469

EXEMPT: A.R.S. § 11-1134(B)(2)

DISCLAIMER DEED

WITNESSETH THIS DISCLAIMER DEED, made by Terry Alan Montgomery (hereinafter referred to as "the undersigned") to Karen Ann Montgomery (hereinafter referred to as "the spouse"),

WHEREAS:

1. The spouse has acquired title to an undivided 70% of the following real property situated in Pinal County, Arizona:

Lot 150, of Merrill Ranch Unit 53, according to the Plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Recording No 2016-008606 of Official Records.

2. The aforementioned property is the sole and separate property of the spouse.
3. The undersigned has no past or present right, title, interest, claim or lien of any kind or nature whatsoever in, to or against said spouse's undivided 70% interest in the said property.
4. This instrument is executed not for the purpose of making a gift to the spouse, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said spouse's undivided 70% interest in the said property.

NOW THEREFORE, in consideration of the premises, the undersigned does hereby disclaim, remise, release and quitclaim unto the spouse and to the heirs and assigns of said spouse forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to said spouse's undivided 70% interest in the said property.

(Remainder of page intentionally left blank.)

