



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 08/07/2024 0805

FEE: \$30.00

PAGES: 2

FEE NUMBER: 2024-059454

This Document Prepared By:

Hansen Law Office
8413 E Baseline Rd., #106
Mesa, AZ 85209

After Recording, Mail To:

Marlene N Ortiz
39611 N Luke Ln
San Tan Valley, AZ 85140

BENEFICIARY DEED

(§33-405, Arizona Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR-OWNER IN ORDER TO BE EFFECTIVE

I, MARLENE N. ORTIZ, a single woman, as grantor-owner, hereby convey

to the following grantee-beneficiary: SOPHIA PHILIS-ORTIZ AND JAVIER ORTIZ, OR SUCCESSORS AS TRUSTEES OF THE ORTIZ LIVING TRUST DATED NOVEMBER 17, 2023,

effective on my death,

all of the following described real property (including all improvements thereon) located in the County of Pinal, State of Arizona:

Lot 219, Pecan Creek - North Parcel 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 134 and Certificate of Correction recorded in Recording No. 2004-026990.

More commonly known as 39611 N Luke Lane, San Tan Valley, AZ 85140

Tax Parcel Number: 109-28-219

EXEMPT per A.R.S. 11-1134(B)(12).

If a grantee-beneficiary predeceases me, the conveyance to that grantee-beneficiary shall become part of the estate of the grantee-beneficiary.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR-OWNER. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS GRANTOR-OWNER FOR THIS INTEREST IN REAL ESTATE.

Dated this 3 day of August, 2024.

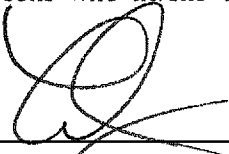

Marlene N. Ortiz

STATE OF ARIZONA

)
) ss.
)

COUNTY OF MARICOPA

On this 3 day of August, 2024, before me personally appeared Marlene N. Ortiz, whose identity was proven to me on the basis of satisfactory evidence to be the persons who he/she claims to be, and acknowledged that he/she signed the above/attached document.



Notary Public
My Commission Expires: March 3, 2026



CONFIDENTIAL