



DATE/TIME: 08/27/2024 0843
FEE: \$30.00
PAGES: 4
FEE NUMBER: 2024-064774

WHEN RECORDED MAIL TO:
JACQUETTA D. WHEELER
FAHLMAN LITTLE WHEELER, PLLC
3023 80TH AVENUE SE, SUITE 300
MERCER ISLAND, WA 98040

QUITCLAIM DEED

Effective Date: <i>8/15/2024</i>	County and State where property is located: Pinal County, Arizona
GRANTOR (Name, Mailing Address & Zip code): PADMARAJ V. ANGOLKAR and SWATI P. ANGOLKAR, husband and wife, as community property with right of survivorship 17000 SE 65th Place Bellevue, WA 98006	GRANTEE (Name, Mailing Address & Zip Code): SWATI PADMARAJ ANGOLKAR AND PADMARAJ VASANT ANGOLKAR, TRUSTEES, or any successors in trust, under THE ANGOLKAR FAMILY LIVING TRUST dated August 15, 2024, and any amendments thereto 17000 SE 65th Place, Bellevue, WA 98006

Subject Real Property Address or Location:

21860 N. Olson Court
Maricopa, AZ 85138

Subject Real Property Legal Description:

SEE **EXHIBIT A** ATTACHED HERETO.

For valuable consideration, Grantor conveys to Grantee the Subject Real Property together with all rights and privileges appurtenant or to become appurtenant thereto on the effective date;

Subject, however, 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.

Pursuant to A.R.S. Section 11-1134 (B)(8) no affidavit or filing fee is required to be filed herewith.

Pursuant to A.R.S. Section 33-404, the names and addresses of the beneficiaries under THE ANGOLKAR FAMILY LIVING TRUST dated August 15, 2024, are as follows:

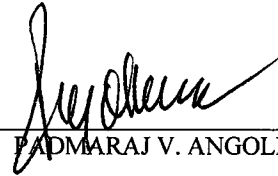
Padmaraj Vasant Angolkar

17000 SE 65th Place, Bellevue, WA 98006

Swati Padmaraj Angolkar

17000 SE 65th Place, Bellevue, WA 98006

GRANTOR:


PADMARAJ V. ANGOLKAR

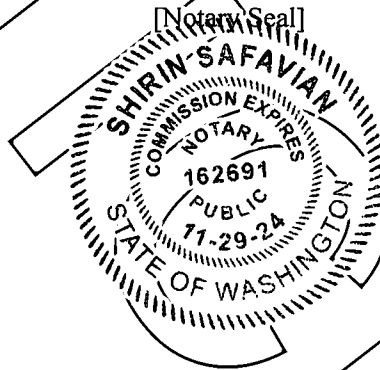
STATE OF WASHINGTON
COUNTY OF KING

This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 15th day of August, 2024.


Notary Public

My Commission Expires: 11/29/2024



GRANTOR:

Swati P. Angolkar

SWATI P. ANGOLKAR

STATE OF WASHINGTON
COUNTY OF KING

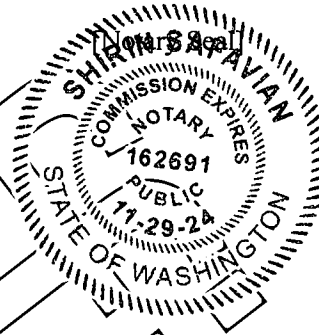
This instrument was acknowledged before me this date by the person above subscribed as Grantor and if subscribed in a representative capacity, then for the principal named and in the capacity indicated.

WITNESS my hand and stamp or seal, this 15th day of August, 2024.

[Signature]

Notary Public

My Commission Expires: 11/29/2024



SHRINIVAS AVIAN

EXHIBIT A

Lot 11 of Phase II Parcel 14 at Rancho El Dorado, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 132.

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.