OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 01/07/2025 1351
FEE: $30.00
PAGES: 2
FEE NUMBER: 2025-001101

RECORDING REQUESTED BY
HARN LEGACY, PLLC
1846 E. Innovation Park Drive
Oro Valley, AZ 85755
WHEN RECORDED MAIL TO:
Same as above
MAIL TAX STATEMENTS TO:
Eliot Anderson, Trustee
Jennifer Anderson, Trustee
Anderson Living Trust
39237 S. Mountain Shadow Drive
Tucson, Arizona 85739

WARRANTY DEED

Exempt from Affidavit pursuant to A.R.S. §11-1134.B.8.

FOR THE CONSIDERATION OF TEN DOLLARS, and other valuable consideration, **ELIOT BRYCE ANDERSON and JENNIFER LYNN ANDERSON, husband and wife**, GRANTORS, hereby convey and warrant as Community Property, unto **ELIOT ANDERSON and JENNIFER ANDERSON, Trustees, or their successors in trust, under the Anderson Living Trust, dated January 06, 2025, and any amendments thereto**, GRANTEE, their Community Property interest in the following real property located at 39237 S. Mountain Shadow Drive, Tucson, Arizona 85739 in the County of Pinal Arizona, more fully described as follows:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND HEREBY INCORPORATED BY REFERENCE

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 Grantor warrants the title against all persons whomsoever.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE OF THE PROPERTY DESCRIBED HEREIN, OR AS TO THE ACCURACY OF THE DESCRIPTION CONTAINED IN PREVIOUSLY FILED DEEDS.

Pursuant to A.R.S. §33-404, the beneficiaries of the beneficiaries of Anderson Living Trust are: ELIOT ANDERSON and JENNIFER ANDERSON, 39237 S. Mountain Shadow Drive, Tucson, Arizona 85739.

NOTE: Under the Trust there may be contingent beneficiaries who are currently unascertainable.

Each of us individually and jointly hereby assert and affirm that it is our intention to accept said instrument as Community Property and to acquire any interest in, or any proceeds arising out of said property, not as Tenants in Common, and not as Joint Tenants, but as Community Property.

Dated: January 06, 2025.

ACCEPTED AND APPROVED:

GRANTORS

ELIOT BRYCE ANDERSON

JENNIFER LYNN ANDERSON

STATE OF ARIZONA)
SS
COUNTY OF PIMA)

This instrument was acknowledged before me on January 06, 2025, by ELIOT BRYCE ANDERSON and JENNIFER LYNN ANDERSON.

Notary Public

WENDY W HARN
Notary Public, State of Arizona
Pima County
Commission # 658808
My Commission Expires
November 20, 2027

"EXHIBIT A"
Legal Description

LOT 395, OF EAGLE CREST RANCH III, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN CABINET E, SLIDE 73.

Unofficial