



DATE/TIME: 02/06/2025 0846  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2025-008747

**RECORDING REQUESTED BY:**  
Security Title Agency, Inc

**WHEN RECORDED MAIL TO:**  
Daniel Rikkels  
497 Agua Vista Drive  
Chula Vista, CA, 91914

**Escrow No.:** ST61250006-DS  
**APN:** 104-93-083

Space above this line for Recorder's Use

**DISCLAIMER DEED**

This Disclaimer Deed is made by **Amy Vanrachack, wife of Daniel Rikkels,**  
("Undersigned")

To **Daniel Rikkels, a married man as his sole and separate property,**  
("Spouse"):

1. The spouse has acquired title to the following described property located in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

("Property")

*Affidavit and Fee exempt under ARS 11-1134-B3*

- 2. The Property is the sole and separate property of Spouse having been purchased with the separate funds of Spouse or acquired as a gift or devise made to Spouse as Spouse's sole and separate property.
- 3. Undersigned has no past or present right, title, interest, claim or lien of any kind or nature whatsoever in, to or against the Property.
- 4. This Disclaimer Deed is executed, not for the purpose of making a gift to Spouse, but solely for the purpose of clearly showing of record that Undersigned has and claims no interest in and to the Property.

Now, therefore, Undersigned disclaims, remises, releases and quitclaims under Spouse and to the heirs and assigns of Spouse forever, all right, title, interest, claim and demand which Undersigned might appear to have in and to the Property.

**DISCLAIMER DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: January 22, 2025

BY: *Amy Varrachack*  
Amy Varrachack

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

On the \_\_\_\_\_ day of \_\_\_\_\_, before me, a Notary Public in and for said State, personally appeared Amy Varrachack.

Witness my hand and seal

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

*\* SEE ENCLOSED*

*California*  
*CERTIFICATE*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

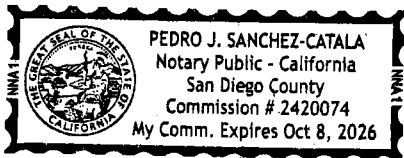
On January 24, 2025 before me, Pedro J. Sanchez-Catala, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared AMY VANRACHACK  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: DISCLAIMER DEED Document-Date: 1-22-2025  
Number of Pages: 3 Signer(s) Other Than Named Above: NONE

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

For APN/Parcel ID(s): 104-93-083  
For Tax Map ID(s): Pm-934 and 104-93-0830

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Lot 83, of Vista Del Corazon, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona recorded in Cabinet B, Slide 156 and Affidavit of Correction recorded in Recording No. 2013-029675.

NOTICE