



DATE/TIME: 02/20/2025 1116

FEE: \$30.00

PAGES: 3

FEE NUMBER: 2025-012295

RECORDING REQUESTED BY:
Empire Title Agency

WHEN RECORDED MAIL TO:
Ronald Gilchrist and Deborah Gilchrist
36080 W Merced Street
Maricopa, AZ 85138

FILE NO.: 2536415

10/1

SPACE ABOVE THIS LINE FOR RECORDERS USE

WARRANTY DEED

For consideration of Ten Dollars, and other valuable considerations, I or we,

Janet Townsend, an unmarried woman

do/does hereby convey to

Ronald Gilchrist and Deborah Gilchrist, husband and wife

the following real property situated in **Pinal County, State of Arizona:**

Lot 6, of TORTOSA-NW PARCEL 12, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 99, and Certificates of Correction recorded in Recording No: 2005-018363 of official records and Recording No: 2005-062202 of official records.

APN: 502-53-2520

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.

And I or we do warrant the title, against all persons whomsoever, subject to the matters set forth above.

Date: February 5, 2025

File No.: 2536415
Warranty Deed – Continued
Page 2

Janet Townsend

Janet Townsend

State of Arizona)
County of Maricopa) ss

On 19 day of Feb, 2025, before me, the undersigned Notary Public, **Janet Townsend**, personally known to me (or 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 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.


WITNESS my hand and official seal.

(Seal)

Heather J. Villalobos

Notary Public

My commission expires: 4/15/2028

 HEATHER J. VILLALOBOS
Notary Public - State of Arizona
MARICOPA COUNTY
Commission # 665000
Expires April 15, 2028

DUPLICATE

File No.: 2536415

**ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

That certain Deed wherein Janet Townsend, an unmarried woman, as Grantors, convey to Ronald Gilchrist and Deborah Gilchrist, husband and wife, not as tenants in common and not as community property, but as joint tenants with right of survivorship, the property legally described as:

Lot 6, of TORTOSA-NW PARCEL 12, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 99, and Certificates of Correction recorded in Recording No: 2005-018363 of official records and Recording No: 2005-062202 of official records.

APN: 502-53-2520

is hereby accepted and approved by the undersigned Grantees, therein, it being their intention to acquire said property as joint tenants with right of survivorship, and not as community property, and not as tenants in common.

Date: February 5, 2025

Ronald Gilchrist

Deborah Gilchrist

**NOTARY ACKNOWLEDGMENT(S) TO ACCEPTANCE OF JOINT TENANCY
WITH RIGHT OF SURVIVORSHIP**

State of ^{99B} ~~Arizona~~ Tennessee

County of ^{99B} ~~Pinal~~ Montgomery

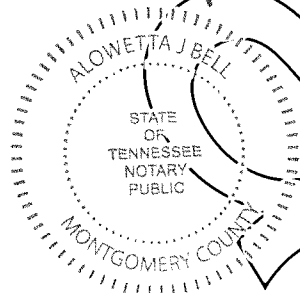
) ss

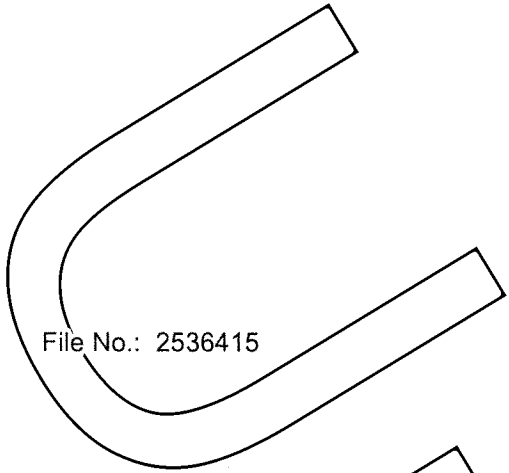
This instrument was acknowledged before me this 17 day of February, 2025 by Ronald Gilchrist and Deborah Gilchrist.

Notary Public

(Seal)

My commission expires: May 13, 2024





File No.: 2536415

EXHIBIT "A"
Legal Description

Lot 6, of TORTOSA-NW PARCEL 12, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 99, and Certificates of Correction recorded in Recording No: 2005-018363 of official records and Recording No: 2005-062202 of official records.

APN: 502-53-2520

