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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

WHEN RECORDED, RETURN TO:

Melissa Edwards
Vice President & Trust Officer
City National Bank
10801 W. Charleston Blvd. Ste 250
Las Vegas, NV 89135

DATE/TIME: 03/24/2025 1049
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-021806

Exempt pursuant to A.R.S. § 11-1134(A)(5)

SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **TrustBank, an Illinois corporation ("Grantor")**, hereby conveys to **City National Bank as Successor Trustee of The Bryant Living Trust dated August 1, 2016, as restated and amended ("Grantee")**, all of Grantor's right, title, and interest in the following described property located in Pinal County, Arizona (the "Property"):

Lot 41, of Morning Sun Farms, Unit 4B, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, recorded as Recording No. 2015-22077 of Official Records.

SUBJECT TO: current taxes; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

As required by A.R.S. § 33-404(A), Grantee hereby discloses that the name and address of the beneficiary of The Bryant Living Trust dated August 1, 2016, as restated and amended, is:

Rebecca Anne Bryant
10350 E. Tripoli Ave
Mesa, Arizona 85212

Dated March 17, 2025.

[Signature page follows]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the day first written above.

GRANTOR:

TrustBank, an Illinois corporation

By: 

Name: Gregory Furseth

Its: Senior Vice President and Chief Fiduciary Officer

STATE OF ARIZONA)

County of Maricopa)

) ss.

The foregoing instrument was acknowledged before me this 17th day of March, 2025, by Gregory Furseth, Senior Vice President and Chief Fiduciary Officer of TrustBank, an Illinois corporation.


Notary Public

My Commission Expires:

Nov. 28, 2026

