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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 06/05/2025 1406

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2025-045924

When recorded return to:

MICHAEL HICKS
ANGELA MARIE HICKS
374 S CARDINAL DR
APACHE JUNCTION, AZ 85120

Special Warranty Deed

(Exempt pursuant to A.R.S. § 11-1134(B)(8))

Cover Sheet

DO NOT REMOVE

This is part of an official document.

WHEN RECORDED, RETURN TO:

MICHAEL HICKS
ANGELA MARIE HICKS
374 S CARDINAL DR
APACHE JUNCTION, AZ 85120

MAIL TAX STATEMENTS TO:

MICHAEL HICKS
ANGELA MARIE HICKS
374 S CARDINAL DR
APACHE JUNCTION, AZ 85120

Prepared by: Nicole Panzella AZCLDP#81653
Arizona Legal Document Services LLC AZCLDP# 81074

Special Warranty Deed

(Exempt pursuant to A.R.S. § 11-1134(B)(8))

For the consideration of Ten Dollars, and other valuable considerations, We,

Michael Hicks and Angela M. Hicks, as husband and wife, the Grantor, do hereby convey to, MICHAEL HICKS and ANGELA MARIE HICKS, as co-Trustees of THE HICKS LIVING TRUST, dated May 29, 2025*, the Grantee, all right, title and interest in

The following real property situated in **Pinal** County, Arizona

LOT 20, APACHE HO UNIT ONE, ACCORDING TO BOOK 9 OF MAPS, PAGE 59, RECORDS OF PINAL COUNTY, ARIZONA

Commonly known as 374 S. CARDINAL DR., APACHE JUNCTION, AZ-85120

***The Trustees and the name and addresses of the beneficiaries of the Trust are attached hereto as Ex. A.**

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.

EXHIBIT A

Trustees and the Names and Addresses of the Beneficiaries

Trustees:

MICHAEL HICKS
ANGELA MARIE HICKS

Beneficiaries:

MICHAEL HICKS
374 S CARDINAL DR
APACHE JUNCTION, AZ 85120

ANGELA MARIE HICKS
374 S CARDINAL DR
APACHE JUNCTION, AZ 85120

CONFIDENTIAL