



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 07/03/2025 1157
FEE: \$30.00
PAGES: 3
FEE NUMBER: 2025-054473

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:
TERRI LYNN STAPLETON, Trustee
12414 East Crystal Forest
Gold Canyon, AZ 85118

MAIL TAX STATEMENTS TO:
TERRI LYNN STAPLETON, Trustee
12414 East Crystal Forest
Gold Canyon, AZ 85118

RECORDING REQUESTED BY:
Desert Financial Credit Union
148 North 48th Street
Phoenix, AZ 85034

WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION,

I, TERRI L. STAPLETON, a married woman who acquired title as an unmarried woman, the GRANTOR,

DO HEREBY CONVEY TO:

I, TERRI LYNN STAPLETON, as Trustee of TERRI LYNN STAPLETON TRUST, U/A dated June 20 2025, the GRANTEE,

ALL OF THE FOLLOWING described real property located in the County of Pinal, State of Arizona:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE
A PART HEREOF**

Site Address: 12414 East Crystal Forest, Gold Canyon, Arizona 85118
Assessor's Parcel Number: 104-09-3320

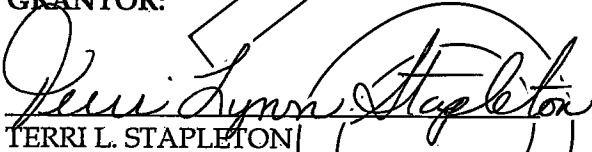
EXEMPT: per A.R.S. §11-1134-B8

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(S) do hereby bind GRANTOR(S) to warrant and defend the title as against all acts of the GRANTOR(S) herein and no other.

NOTE: Pursuant to A.R.S. 33-404, the name and address of the beneficiary of the Grantee Trust is TERRI LYNN STAPLETON, 12414 East Crystal Forest, Gold Canyon, AZ 85118. The then-acting Trustee has the power and authority to encumber or otherwise to manage dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS my hand this 21st day of JUNE, 2025.

GRANTOR:

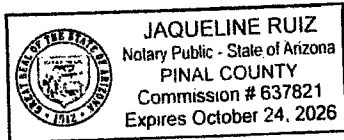

TERRI L. STAPLETON


STATE OF ARIZONA

COUNTY OF PINAL

) ss.

The foregoing instrument was acknowledged before me on this 21st day of JUNE, 2025, by TERRI L. STAPLETON.




NOTARY PUBLIC

Shannon Hamilton, AZCLDP No. 81971 and Desert Financial Credit Union, AZCLDP No. 81024

EXHIBIT A

LOT 58, OF PERALTA CANYON PARCEL 2, ACCORDING TO THE PLAT OF
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY,
ARIZONA, RECORDED UNDER FEE NO. 2017-55294.

And more commonly known as 12414 East Crystal Forest, Gold Canyon, Arizona 85118
Assessor's Parcel Number: 104-09-3320

Crystal Forest