



DATE/TIME: 07/25/2025 1244
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2025-060270

Mail Tax Notices To:
Richard P. Sharman, Trustee
897 East Mountain View Road
San Tan Valley, AZ 85143

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I, RICHARD SHARMAN, who took title as a married man as his sole and separate property ("Grantor"), hereby conveys to RICHARD P. SHARMAN, as Trustee of the Richard P. Sharman Living Trust, under Trust Agreement dated July 24, 2025, the following described real property situated in Pinal County, Arizona:

See Legal Description attached hereto as Exhibit A and made a part hereof.

APN: 210-72-277

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 the Grantor warrants the title against all acts of the Grantor, and none other, subject to the matters above set forth.

EXEMPT FROM AFFIDAVIT AND FILING FEE PURSUANT TO A.R. S. §11-1134.B.8.

The name and address of the trust beneficiary is: RICHARD P. SHARMAN, 897 East Mountain View Road, San Tan Valley, AZ 85143

Dated: July 24, 2025


RICHARD SHARMAN

STATE OF ARIZONA)
) ss
County of Maricopa)

This instrument was acknowledged before me this 24th day of July, 2025, by KIERRA SHARMAN, who signed the name of RICHARD SHARMAN, at RICHARD SHARMAN'S direction and in RICHARD SHARMAN'S presence.


LESLIE NIKOLAUS
Notary Public, State of Arizona
Maricopa County
Commission # 657480
My Commission Expires
October 08, 2027



Notary Public
My Commission Will Expire:

Exhibit A

For APN/Parcel ID(s): 210-72-277

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

Lot-103, Johnson Ranch Unit 18, according to Cabinet D, Slide 129, records of Pinal County, Arizona and Certificate of Correction recorded in Recording No. 2005-052140 and Affidavit of Amendment recorded in Recording No. 2005-055321;

Except all oil, gas, and other hydrocarbon substances, helium or other substances of a gaseous nature, coal, metals, fossils, fertilizers of every name and description; and

Except all uranium, thorium, or any other materials which may be determined by the laws of the united states or of this state, or decisions of courts to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, as reserved in Arizona revised statutes.