



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/14/2025 1407
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This Document Prepared By:

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After Recording, Mail To:

John Allen Huelsman and Donna Jeanne Huelsman
3262 E. Mineral Park Rd.
San Tan Valley, Arizona 85143

BENEFICIARY DEED

(§33-405, Arizona Revised Statutes)

CAUTION: THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTORS-OWNERS IN ORDER TO BE EFFECTIVE

We, JOHN ALLEN HUELSMAN and DONNA JEANNE HUELSMAN, husband and wife, as grantors-owners, hereby convey

to Jay Patrick Cicinelli, as grantee-beneficiary,

effective on our death,

all of the following described real property (including all improvements thereon) located in the County of Pinal, State of Arizona:

Lot 498, of FINAL PLAT FOR UNIT ONE AT COPPER BASIN, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 55,

More commonly known as 3262 E. Mineral Park Rd., San Tan Valley, AZ.

Tax Parcel Number: 210-67-4980

EXEMPT per A.R.S. 11-1134(B)(12).

If the grantee-beneficiary predeceases us, the conveyance to that grantee-beneficiary shall:

- Become null and void.
- Become part of the estate of the grantee-beneficiary.

THIS BENEFICIARY DEED IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF BOTH OF THE GRANTORS-OWNERS. IT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THESE GRANTORS-OWNERS FOR THIS INTEREST IN REAL ESTATE.

Dated this 13th day of October, 2025.

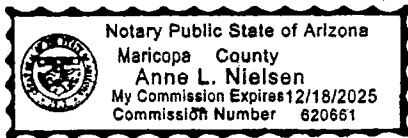
Donna Jeanne Huelsman
DONNA JEANNE HUELSMAN

John Allen Huelsman
JOHN ALLEN HUELSMAN

Arizona

Maricopa County

The foregoing instrument was acknowledged before me on this 13th day of October, 2025, by JOHN ALLEN HUELSMAN and DONNA JEANNE HUELSMAN.



Anne Nielsen
NOTARY PUBLIC

DRAFT