



DATE/TIME: 01/07/2026 1212  
FEE: \$30.00  
PAGES: 4  
FEE NUMBER: 2026-001095

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**AFTER-RECORDING, MAIL TO:**

Terrance Allan Glowack and Janice Marie Glowack, as co-Trustees  
3948 N. Hidden Canyon Dr.  
Florence, AZ 85132

**MAIL TAX STATEMENTS TO:**

Terrance Allan Glowack and Janice Marie Glowack, as co-Trustees  
3948 N. Hidden Canyon Dr.  
Florence, AZ 85132

**PREPARED BY and  
RECORDING REQUESTED BY**  
SHANE PETERSON, Esq.

20185 E. Ocotillo Rd. Ste. 101  
Queen Creek, Arizona 85142

**WARRANTY DEED**

FOR GOOD AND VALUABLE CONSIDERATION, we, TERRANCE ALLAN GLOWACK and JANICE MARIE GLOWACK, husband and wife, the GRANTORS,

Whose mailing address is 3948 N. Hidden Canyon Dr., Florence, AZ 85132;

DO HEREBY CONVEY TO:

TERRANCE ALLAN GLOWACK and JANICE MARIE GLOWACK, as co-Trustees of THE GLOWACK LIVING TRUST, U/A dated January 7, 2026, the GRANTEE,

Whose mailing address is 3948 N. Hidden Canyon Dr., Florence, AZ 85132;

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: 3948 N. Hidden Canyon Dr., Florence, AZ

Assessor's Parcel Number: 211-11-297

**EXEMPT: per A.R.S. §11-1134-B8**

NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are attached hereto in EXHIBIT "B" and by this reference made a part hereof.

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 GRANTORS do hereby bind themselves to warrant and defend the title as against all acts of the GRANTORS herein and no other.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

WITNESS our hand this 7 day of January, 2026.

  
TERRANCE ALLAN GLOWACK

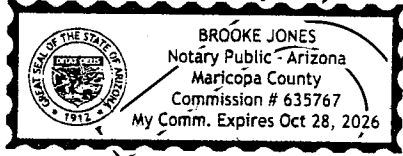
  
JANICE MARIE GLOWACK

STATE OF ARIZONA

)  
) ss.  
)

COUNTY OF MARICOPA

On this 7 day of January, 2026, before me personally appeared TERRANCE ALLAN GLOWACK and JANICE MARIE GLOWACK, whose identities were proven to me on the basis of satisfactory evidence to be the persons who they claim to be, and acknowledged that they signed the above/attached document.



A handwritten signature in black ink, appearing to be 'Brooke Jones', written over a horizontal line.

NOTARY PUBLIC

1000ffcs

## **EXHIBIT A**

Lot 16 OF ANTHEM AT MERRILL RANCH PHASE 1A UNIT 10, according to the plat of record in the Office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 87 and Certificate of correction recorded as 2007-025908 of Official Records;

EXCEPTION THEREFROM all coal, oil, gas and other mineral deposits as preserved in the Patent to the land.

and more commonly known as 3948 N. Hidden Canyon Dr., Florence, AZ 85132.

TAX PARCEL NUMBER: 211-11-297

BOFFINS

# EXHIBIT "B"

## DISCLOSURE OF BENEFICIARIES

	NAME	ADDRESS
1.	Terrance Allan Glowack	3948 N. Hidden Canyon Dr., Florence, AZ 85132
2.	Janice Marie Glowack	3948 N. Hidden Canyon Dr., Florence, AZ 85132
3.		
4.		
5.		

CONFIDENTIAL