

# Unofficial 20. Document

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFTER RECORDING, MAIL TO:

MAIL TAX STATEMENTS TO:

PREPARED BY and  
RECORDING REQUESTED BY

Brian H. Deen and Diane M. Deen,  
as co-Trustees  
5213 W Top Hand Trl  
Laveen, AZ 85339

Brian H. Deen and Diane M. Deen,  
as co-Trustees  
5213 W Top Hand Trl  
Laveen, AZ 85339

Wayne P. Marsh, PLC  
17028 N. Boswell Blvd.  
Sun City, Arizona 85373  
(623) 933-7427 (Office)

## WARRANTY DEED

FOR GOOD AND VALUABLE CONSIDERATION, we,

BRIAN HOMER DEEN and DIANE MARY DEEN, husband and wife, the GRANTORS,

Whose mailing address is 5213 W Top Hand Trl, Laveen, AZ 85339;

DO HEREBY CONVEY TO:

BRIAN H. DEEN and DIANE M. DEEN, as co-Trustees of THE DEEN LIVING TRUST, U/A  
dated December 2, 2025, the GRANTEE,

Whose mailing address is 5213 W Top Hand Trl, Laveen, AZ 85339;

All of THE FOLLOWING described real property located in the County of Maricopa, State of  
**Arizona:**

Lot 49, TIERRA MONTA-PHASE 1 - PARCEL 13, according to the Plat thereof as  
recorded in Book 953 of Maps, Page(s) 32 of the Public Records of Maricopa  
County, Arizona.

Site Address: 5213 W Top Hand Trl, Laveen, AZ 85339

Assessor's Parcel Number: 300-03-428

**EXEMPT: per A.R.S. §11-1134-B8**

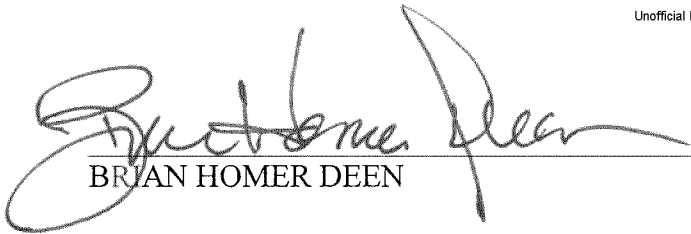
NOTE: Pursuant to A.R.S. 33-404, the names and addresses of the beneficiaries of the Grantee Trust are attached hereto in EXHIBIT "A" and by this reference made a part hereof.

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, we have set our hands and seals this 2 day of December, 2025.

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BRIAN HOMER DEEN

  
DIANE MARY DEEN

STATE OF ARIZONA

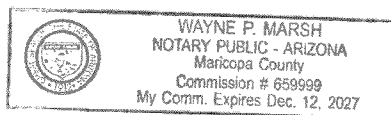
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) ss.

MARICOPA COUNTY

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On this December 2, 2025, before me personally appeared BRIAN H. DEEN and DIANE M. DEEN, whose identity was proven to me on the basis of satisfactory evidence to be the person who their claim to be, and acknowledged that they signed the above/attached document.



  
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**EXHIBIT "A"****DISCLOSURE OF BENEFICIARIES**

	NAME	ADDRESS
1.	Brian H. Deen	5213 W Top Hand Trl, Laveen, AZ 85339
2.	Diane M. Deen	5213 W Top Hand Trl, Laveen, AZ 85339
3.		
4.		
5.		

# CERTIFICATION OF TRUST

TO: ALL FINANCIAL INSTITUTIONS, MUTUAL FUND ADMINISTRATORS, TITLE INSURERS, TRANSFER AGENTS, AND OTHER PERSONS AND INSTITUTIONS

The undersigned desire to confirm the establishment of a revocable living trust named THE DEEN LIVING TRUST (hereinafter referred to as the "Trust"). The following provisions are found in said Trust and may be relied upon as a full statement of the matters covered by such provisions by anyone dealing with the original co-Trustees or their successors.

## CREATION OF TRUST

The Trust was created concurrently herewith by a Trust Agreement executed by the undersigned as Trustors and co-Trustees, for the benefit of the undersigned during their joint lifetimes, thereafter for the lifetime benefit of the survivor, and ultimately for the benefit of other successor beneficiaries in interest.

## NAME OF TRUST

The name of the Trust is THE DEEN LIVING TRUST. Any assets held in the name of the Trust should be titled in substantially the following manner: BRIAN H. DEEN and DIANE M. DEEN, as co-Trustees of THE DEEN LIVING TRUST, U/A dated December 2, 2025.

## TRUSTEE

The currently acting co-Trustees of the Trust are BRIAN H. DEEN and DIANE M. DEEN. If either of said co-Trustees shall cease to act for any reason, the other shall act as sole Trustee of the Trust. In the event that both cease to act for any reason, they shall be succeeded by HOLLY D. CANNON as the successor Trustee. If said successor Trustee fails to qualify or ceases to act, AMY E. BENNETT shall act as the alternate successor Trustee.

## SIGNATURE AUTHORITY

While both Trustors are acting as co-Trustees, only one signature shall be required to conduct business with respect to property and/or assets held or owned by the Trust. Any third party dealing with the Trust may rely upon this singular authority without any further evidence. Any Trust asset may be titled to reflect this authority, including the designation "and/or".

## REVOCABILITY OF TRUST

The Trust is revocable. The persons holding the power to revoke or amend the Trust are Brian H. Deen and Diane M. Deen.

TAXPAYER IDENTIFICATION NUMBER

The Trust uses the Social Security number of the Trustor as its Taxpayer Identification Number. No separate tax identification number is required while this Trust is revocable and the Trustor is acting as a Trustee.

ADDRESS OF THE TRUST

The Trust uses the address of the Trustors/Trustees as its location. This address is currently 5213 W Top Hand Trl, Laveen, Arizona 85339.

TRUSTEE AUTHORITY

(1) Subject to state law, a Trustee may appoint an Attorney-in-Fact ("Power of Attorney") and delegate to such agent the exercise of all or any of the powers conferred upon a Trustee.

(2) No purchaser from or other person dealing with a Trustee shall be responsible for the application of any purchase money or thing of value paid or delivered to such Trustee, but the receipt by a Trustee shall be a full discharge; and no purchaser or other person dealing with a Trustee and no issuer, or transfer agent, or other agent of any issuer of any securities to which any dealings with a Trustee should relate, shall be under any obligation to ascertain or inquire into the power of such Trustee to purchase, sell, exchange, transfer, mortgage, pledge, lease, distribute or otherwise in any manner dispose of or deal with any security or any other property held by such Trustee or comprised in the trust fund.

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(3) The certification of a Trustee and/or the agent of a Trustee that such person is acting according to the terms of the Trust shall fully protect all persons dealing with such Trustee and/or agent. Any person may rely upon the certification of any Trustee as to the matters which are not contained in this Certification of Trust, including a further enumeration of the Trustee's powers.

A person who acts in reliance on this Certification of Trust without knowledge that the representations contained in this Certification of Trust are incorrect is not liable to any person for so acting and may assume without inquiry the existence of the facts contained in this Certification. Knowledge of the terms of the Trust may not be inferred solely from the fact that a copy of all or part of the trust instrument is held by the person relying on the certification. A person who in good faith enters into a transaction in reliance on this Certification of Trust may enforce the transaction against the trust property as if the representations contained in this Certification of Trust were correct.

TRUSTEE'S POWERS

The Trustee shall have, in general, the power to do and perform any and all acts and things in relation to the trust fund in the same manner and to the same extent as an individual might or could do with respect to his or her own property including the power to buy, sell, hold, transfer, convey, or exercise any ownership rights in any asset for the Trust by executing any appropriate document, or by an oral demand to buy or sell a security; to maintain, deposit or to withdraw from any bank, brokerage or mutual fund account (including margin accounts), and to sign checks or

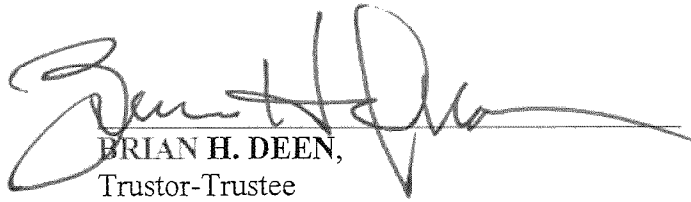
drafts on any such account; to purchase or exercise rights in any life insurance or annuity contracts; and to borrow and pledge any Trust asset as security. In addition to the above, the Trustee shall have all of the powers enabled by §14-10816 of the Arizona Trust Code (as though such powers were set forth herein) and, in addition, the Trustee is specifically authorized and empowered to exercise those powers set forth in Article IV of said Trust.


No specific provision of the Trust limits the general authority of the Trustee granted in the Trust and outlined above. Further, the Trust is not subject to supervision by any court nor is court permission or approval necessary for any act by the Trustee.

### ADMINISTRATIVE PROVISIONS

- (1) The Trust shall be administered according to the Arizona Trust Code (Title 14, Chapter 11 of the Arizona Revised Statutes), except as shall be specifically modified therein.
- (2) The Trust has not been revoked, modified, or amended in any manner that would cause the representations contained in this Certification of Trust to be incorrect.
- (3) This Certification of Trust is a true and accurate statement of the matters referred to herein concerning the Trust.
- (4) This Certification of Trust has been signed by both of the currently acting co-Trustees of the Trust.
- (5) This Certification of Trust is intended to comply with the provisions of §14-11013 of the Arizona Trust Code.
- (6) Reproductions of this executed original (with reproduced signatures) shall be deemed to be original counterparts of this Certification of Trust and any person who is in possession of a photocopy of this executed Certification may, in good faith, rely upon the information it contains and shall not be liable to the Trustors, any Trustee or beneficiary for reliance upon the information herein contained.
- (7) No person shall have received notice of any event upon which the use of this Certification of Trust depends unless said notice is in writing and until the notice is delivered to said person.

IN WITNESS WHEREOF, the undersigned declare under penalty of perjury that the foregoing is true and correct and that they have executed this Certification of Trust on December 2, 2025.

  
BRIAN H. DEEN,  
Trustor-Trustee

  
DIANE M. DEEN,  
Trustor-Trustee

STATE OF ARIZONA

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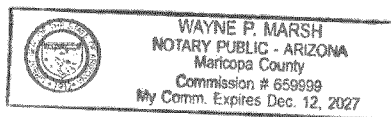
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MARICOPA COUNTY

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