

# Unofficial 20. Document

When recorded, return to:

Matthew S. Dana, Esq.  
Dana Whiting Law, PLLC  
8817 East Bell Road, Suite #201  
Scottsdale, Arizona 85260

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Mail Tax Statements To:

Thomas L. Kincheloe, Iii & Lily C. Kincheloe  
10646 East Travertine Avenue  
Mesa, Arizona 85212

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## **SPECIAL WARRANTY DEED**

### **(Exempt from Filing Affidavit of Property Value Pursuant to Arizona Revised Statutes Section 11-1134.B.8)**

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, THOMAS LEWIS KINCHELOE III and LILY CHEN KINCHELOE, husband and wife, ("Grantors") hereby convey to THOMAS L. KINCHELOE, III and LILY C. KINCHELOE as Trustees of the KINCHELOE FAMILY TRUST dated November 14, 2025, ("Grantee"), all of Grantors' rights, title and interest in and to the real property situated in Maricopa County, Arizona, and more particularly described on the Exhibit A attached hereto, together with all of Grantors' rights, title and interest in and to all improvements and fixtures thereon and all rights, privileges and easements appurtenant thereto (the "Property").

Subject to all taxes and other assessments, reservations in patents, easements, rights-of-way, liens, encumbrances, covenants, conditions, restrictions, obligations and liabilities as may appear of record and all other matters that can be determined by a visual inspection or a complete and accurate survey of the Property.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantors warrant title to the Property, subject to the matters referred to above, only against their own acts, but not the acts of others.

Pursuant to the applicable provisions of Arizona Revised Statutes § 33-404.A, the names and address of the beneficiaries under the above trust are:

#### **Beneficiaries and Address:**

Thomas L. Kincheloe, Iii & Lily C. Kincheloe  
10646 East Travertine Avenue  
Mesa, Arizona 85212

*(This instrument was prepared from information furnished by the parties; no abstracts or title insurance were or are furnished and no opinion of title was or is offered. Further, no new*

*survey was provided, and the property description used herein was prepared from information provided by the parties.)*

Signed and Dated: November 14, 2025.

GRANTOR:

  
THOMAS LEWIS KINCHELOE III

GRANTOR:

  
LILY CHEN KINCHELOE

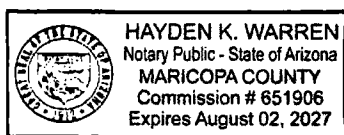
STATE OF ARIZONA                     )  
  ) ss.  
County of Maricopa                    )

The Special Warranty Deed, consisting of three (3) pages (including all signature pages, exhibits, schedules and other pages appended or attached to the aforesaid document), was acknowledged before me this 14 day of November, 2025, by THOMAS LEWIS KINCHELOE III and LILY CHEN KINCHELOE, husband and wife.

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I am not related to THOMAS LEWIS KINCHELOE III or LILY CHEN KINCHELOE, am not personally a party to this document and will not receive any direct material benefit, other than fees authorized by law, from the transaction contemplated by this document.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



  
Notary Public

**Exhibit A**

Lot 5, The Estates at Eastmark, Parcel 8-7, according to the Plat thereof as recorded in Book 1407 of Maps, Page(s) 7, Official Records of Maricopa County, Arizona.

Which has an address of 10646 East Travertine Avenue, Mesa, Arizona 85212, and an APN of 312-17-644.

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