

# Unofficial 20. Document

**RECORDING REQUESTED BY:**

Navi Title Agency, LLC

**AND WHEN RECORDED MAIL TO:**

Joshua E Utash  
310 Utash Acres  
Bosque Farms, NM 87068

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To:

ESCROW NO.: **204-07936-LAT**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## DISCLAIMER DEED

Affidavit Exempt per ARS 11-1134 B3

WITNESSETH THIS DISCLAIMER DEED, made by

Cortney Renee Utash, wife of Joshua E Utash

hereinafter called "the undersigned" to

Joshua E Utash, a married man, as his sole and separate property

hereinafter called "the spouse;"

WHEREAS:

1. The spouse has acquired title to the following property situated in **Maricopa** County, State of **Arizona**, to-wit:

See Exhibit "A" attached hereto and made a part hereof.

2. The property above described is the sole and separate property of the spouse having been purchased with separate funds of the spouse.

3. The undersigned has no present right, title, interest, claim or lien of any kind or nature whatsoever in, to or against said property. This instrument shall also constitute a waiver, by the undersigned, in favor of any mortgagee, deed of trust beneficiary or deed of trust trustee of any right to file a declaration or claim of homestead affecting the above described property.

4. This instrument is executed not for the purpose of making a gift to the spouse, but solely for the purpose of clearly showing of record that the undersigned has and claims no interest in and to said property, the undersigned expecting third persons to rely on this disclaimer.

NOW, THEREFORE, in consideration of the premises, the undersigned does hereby disclaim, remise, release and quitclaim unto the spouse and to the heirs and assigns of said spouse forever, all right, title, interest, claim and demand which the undersigned might appear to have in and to the above described property.

Dated: December 1, 2025

Cortney Renee Utash

Cortney Renee Utash

STATE OF ARIZONA

COUNTY OF MARICOPA

On December 1st, 20 25, before me, the undersigned Notary Public, personally appeared Cortney Renee Utash, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

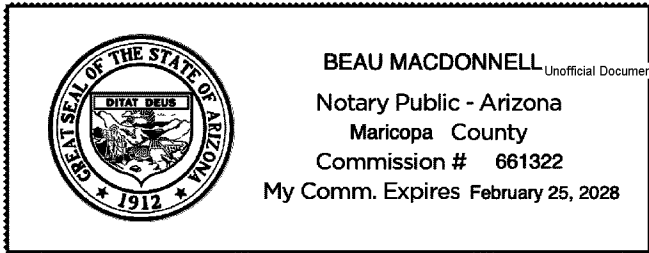
WITNESS my hand and official seal.

My Commission Expires: 02/25/2028

[Signature]

Notary Public, Beau MacDonnell

Notarized remotely online using communication technology via Proof.



**AUTHORIZATION TO RECORD  
WITHOUT PAYMENT OF A CONSIDERATION THROUGH ESCROW**

Escrow No.: **204-07936-LAT**

The undersigned, Cortney Renee Utash, wife of Joshua E Utash hereby hand Escrow Agent, for use in the above referenced escrow, the following:

Disclaimer Deed

Covering the real property described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Escrow Agent is hereby authorized and instructed to record such document without payment of a consideration to me/us through escrow, all matters, concerning same have been completed outside of escrow by and between the parties directly.

I/We further acknowledge that any and all proceeds from this escrow will be payable to Joshua E Utash, a married man, as his sole and separate property at close of escrow.

In addition thereto, the undersigned instruct Escrow Agent, in the event and at the time of cancellation of this escrow, to return by mail the **UNRECORDED** document to:

Cortney Renee Utash, wife of Joshua E Utash  
605 Del Guzzi Dr.  
Port Angeles, WA 98362

Dated: December 1, 2025

*Cortney Renee Utash*

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Cortney Renee Utash

Unofficial Document

**EXHIBIT "A"**

Lot 123, of STRATLAND SHADOWS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 857 of Maps, Page 26 and Affidavit of Correction Recorded as 2006-1376186 of Official Records.