

Unofficial 20. Document

Prepared by:
Hansen Law Office
8413 E Baseline Rd., #106
Mesa, AZ 85209

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Mail Tax Statements to:
Gregory George Adams
11313 E Contessa St.
Mesa, AZ 85207

WARRANTY DEED

EXEMPT per A.R.S. §11-1134-B8

FOR GOOD AND VALUABLE CONSIDERATION, I,

Gregory G Adams, a married man as his sole and separate property ("Grantor"), do hereby convey to Gregory George Adams, as Trustee of the Adams Living Trust, dated December 1, 2025 ("Grantee"),

All of the following described real property located in **Maricopa County, Arizona**:

LOT 36, OF DAVE BROWN AT MOUNTAIN & UNIVERSITY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA RECORDED IN BOOK 460 OF MAPS, PAGE 9, AND CERTIFICATE OF CORRECTION RECORDED AS 98-1120574 OF OFFICIAL RECORDS.

Site Address: 11313 E Contessa St., Mesa, AZ 85207

Assessor's Parcel Number: 220-11-474


Prior Instrument Number: 20220361029

Pursuant to A.R.S. 33-404, the name and address of the beneficiary of the Grantee Trust is Gregory George Adams, 11313 E. Contessa St., Mesa, Arizona 85207.

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 Grantor does warrant and defend the title as against all acts of the Grantor 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 my hand this 1 day of December, 2025.



Gregory G Adams

STATE OF ARIZONA

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) ss.

COUNTY OF MARICOPA

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On this 1 day of December, 2025, before me personally appeared Gregory G Adams, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above/attached document.



Notary PublicMy Commission Expires: March 3, 2026