

When recorded mail to
SILVIA F. GALVEZ-GANDARA
3326 N. GARDEN LN.
AVONDALE, AZ 85392

12
mo

EXEMPT PER ARS 11-1134(B)(12)

BENEFICIARY DEED

I, **SILVIA F. GALVEZ-GANDARA**, a single woman, having acquired title as **SILVIA F. GALVEZ GANDARA**, a single woman, ("Grantor"), hereby grant and convey to the then acting trustee of **THE PPAS LIVING TRUST, DATED DEC 01 2025**, ("Grantee"), effective on my death (the "effective time of transfer"), all of my right, title and interest in the following described real property situated in the County of **MARICOPA**, State of **ARIZONA**:

SEE SCHEDULE "A" ATTACHED HERETO AND INCORPORATED HEREIN FOR LEGAL DESCRIPTION

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.

Property Address or Assessor's Parcel Number (APN): **3326 N. Garden Ln., Avondale, AZ 85392**

(Property Address or APN is listed for reference only. Property address is neither intended nor included as part of the real property legal description set forth in Schedule "A" attached hereto.)

THIS BENEFICIARY DEED REVOKES AND SUPERSEDES ANY AND ALL PREVIOUSLY SIGNED AND/OR RECORDED BENEFICIARY DEED(S) CONCERNING ALL OR ANY PORTION OF THE REAL PROPERTY DESCRIBED IN THIS BENEFICIARY DEED.

THE NAMES AND ADDRESS OF THE BENEFICIARIES OF SAID TRUST AT THE TIME OF EXECUTION OF THIS BENEFICIARY DEED ARE:

PABLO PICASSO-SERRANO & SILVIA F. GALVEZ-GANDARA
3326 N. GARDEN LN.
AVONDALE, AZ 85392

DATED this 11 day of December, 2025



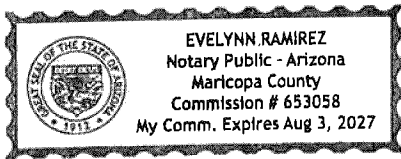
SILVIA F. GALVEZ-GANDARA

State of Arizona }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 1 day of December, 2025, by **SILVIA F. GALVEZ-GANDARA**.

Evelynn Ramirez
NOTARY PUBLIC

My commission expires:



Unofficial Document

SCHEDULE "A"
(Legal Description)

Lot Ninety-eight (98), GARDEN LAKES UNIT 21, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, recorded in Book 320 of Maps, Page 48.

Unofficial Document