

**FOR RECORDING IN:**  
Maricopa County

17  
Es.

**PREPARED BY:**  
Reliant Law Group PLLC  
4745 N. 7th Street, Suite 210  
Phoenix, AZ 85014

**AFTER RECORDING RETURN TO:**  
Pete C. Villalpando, Sr.  
Luby L. Villalpando  
1127 E. Oregon Ave.  
Phoenix, AZ 85014

Space Above This Line for Recorder's Use

**SPECIAL WARRANTY DEED**  
**& Revocation of Beneficiary Deed**  
EXEMPT FROM AFFIDAVIT – A.R.S. § 11-1134(B)(8)

**Parcel Number:** 162-14-049

**Property Address:** 1127 E. Oregon Ave., Phoenix, AZ 85014

For valuable consideration, the receipt and sufficiency which is hereby acknowledged, **Pete C. Villalpando** and **Luby Villalpando**, husband and wife (collectively, the "Grantors"), do hereby convey to **Pete C. Villalpando, Sr and Luby L. Villalpando, as Trustees, or the successors in trust, under The Villalpando Family Living Trust, dated July 24, 1999** ("Grantee"), all of their rights, title and interest in and to that certain real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference.

SUBJECT TO all taxes and other assessments, reservations and patents, and all easements, rights-of-way, encumbrances, liens, covenants, conditions, reservations, restrictions, obligations, exceptions, and liabilities as may appear of record.

The undersigned Grantors hereby revoke any and all Beneficiary Deed(s) that he/she/they has/have previously made relating to the real property described herein including, but not limited to, the Beneficiary Deed recorded March 17, 2025 at Recording No. 20250142092.


And the Grantors hereby bind themselves and their successors to warrant and defend the title, as against all acts of the Grantors herein and none other, subject to the matters above set forth.

Pursuant to A.R.S. §33-404, the names and addresses of the beneficiaries of the above-referenced Trust are:

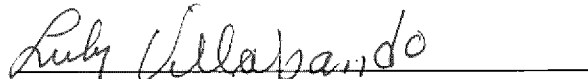
Pete C. Villalpando, Sr.  
Luby L. Villalpando  
1127 E. Oregon Ave.  
Phoenix, AZ 85014

IN WITNESS WHEREOF, the Grantors have executed and delivered this Special Warranty Deed under seal as of the day and year written below.

Dated: DEC 02 2025

  
Pete C. Villalpando

Dated: DEC 02 2025

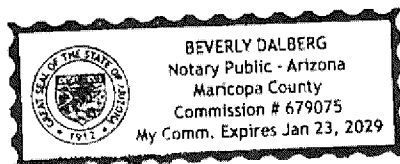
  
Luby Villalpando

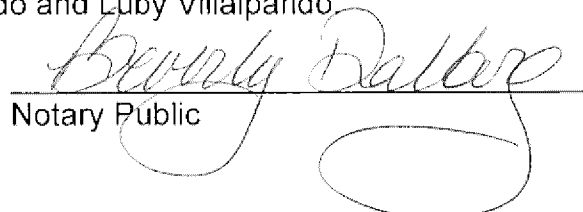
STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF MARICOPA )

Unofficial Document

The foregoing instrument was subscribed and sworn to before me on DEC 02 2025, by Pete C. Villalpando and Luby Villalpando.

(Seal)



  
Notary Public

**Legal services are provided by Reliant Law Group PLLC (RLG).** RLG is a Licensed ABS in the State of Arizona (license number 70169). RLG provides legal services to the public and is not an agent of, nor endorsed by, any Arizona court.

**EXHIBIT A**  
Legal Description

Lot 24, of MADISON SQUARE, according to the plat of record in the office of the County Recorder of Maricopa County, recorded in Book 45 of Maps, Page 15

Unofficial Document