

PLEASE USE THE SPACE BELOW FOR THE COUNTY RECORD⁰⁸
Pr

This instrument was prepared by:

Rod Forsythe

9023 E Paraiso Dr

Scottsdale, AZ 85255

After recording, mail document

and tax statements to:

Rod W Forsythe

9023 E Paraiso Dr

Scottsdale, AZ 85255

Assessor's Parcel Number (APN): 217-07-726

QUITCLAIM DEED

This Quitclaim Deed (the "Deed") is made effective this 20 day of November 2025 (the "Effective Date") between Kimberley Forsythe, now known as Kimberley Richards (the "Grantor") whose mailing address is 17777 N. Scottsdale Road #3036 , Scottsdale, AZ 85255, and Rod W Forsythe (the "Grantee") whose mailing address is 9023 E Paraiso Dr, Scottsdale, AZ 85255.

WITNESSETH, that the Grantor, for and in consideration of the sum of \$10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantor has, if any, in the real property (the "Property") located in Maricopa County County, Arizona, and more particularly described as follows:

LOT 43, OF CANADA RIDGE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, RECORDED IN BOOK 376 OF MAPS, PAGE 45 AND AFFIDAVIT OF CORRECTION RECORDED AS 94-706841, OF OFFICIAL RECORDS.

The Property will be held as sole owner, per exemption code: A.R.S 11-1134 A5

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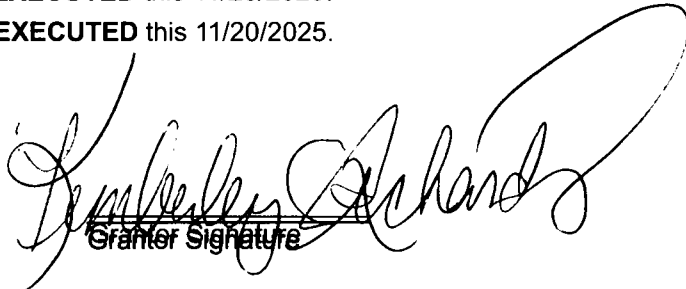
The Property is not homestead of the Grantor.

TO HAVE AND TO HOLD unto said Grantee, his heirs and assigns, forever.

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EXECUTED this 11/20/2025.

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Grantor Signature

Kimberley Forsythe, new known as
Kimberley Richards

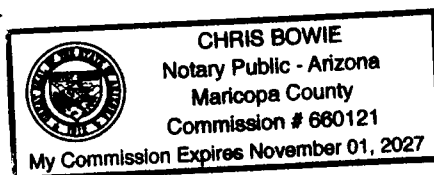
Unofficial Document

STATE OF Arizona.COUNTY OF Maricopa.

On this day, personally appeared before me by means of ☐ online notarization ☒ physical presence, the Grantor, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this 21st day of Nov, 2025.

Signature

Notary Public

Unofficial Document

My Commission Expires: NOV 1st, 2027