When recorded, return to:

Trajan Estate Law Firm

18700 North Hayden Road, Suite 470

Scottsdale, Arizona 85255

**SPECIAL WARRANTY DEED**

**(Exempt from Affidavit under A.R.S. Section 11-1134(B)(10))**

GRANTOR: {{ client.name }}

GRANTEES: {{ client.name }} and {{ spouse.name }}, husband and wife, as community property with right of survivorship

GRANTEES’ ADDRESS FOR TAX PURPOSES:

**{{ address.address }}, {{ address.city }}, {{ state\_name(address.state) }} {{ address.zip }}**

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situs Address: {{ address.address }}, {{ address.city }}, {{ state\_name(address.state) }} {{ address.zip }}

APN:

FOR GOOD AND SUFFICIENT CONSIDERATION, the above‑named Grantor does hereby GRANT and CONVEY unto the above‑named Grantees, the real property above described, together with the appurtenances, as community property with right of survivorship.

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

And the Grantor hereby binds itself and its successors to warrant and defend the title, as against all acts of the Grantor herein and no other, subject to the matters above set forth.

***\*\*DEED PREPARED AT CLIENT’S DIRECTION WITHOUT EXAMINATION OF TITLE\*\****

Dated \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

{{ client.name }}, Grantor

STATE OF {{ state\_name(address.state) }} )

) ss.

COUNTY OF {{ county }} )

Subscribed, sworn to and acknowledged before me by {{ client.name }}, as Grantor, on \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_.

Notary Public

My commission expires: \_\_\_/\_\_\_/20\_\_\_

**ACCEPTANCE OF COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP**

This Acceptance is to be attached to: Special Warranty Deed dated \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_by and between {{ client.name }} (“Grantor”), and {{ client.name }} and {{ spouse.name }}, husband and wife, as community property with right of survivorship (“Grantees”).

That each of the undersigned individually and jointly as such Grantees hereby declare that it is their intention to accept this conveyance as community property with right of survivorship and not as joint tenants with right of survivorship and not as tenants in common, and to acquire any interest in said real property under said deed as community property with right of survivorship, and not as joint tenants with right of survivorship and not as tenants in common.

That by the execution and delivery of this "Acceptance of Community Property with Right of Survivorship" the undersigned intend to evidence their acceptance of said deed as community property with right of survivorship, and hereby direct and authorize to attach this "Acceptance of Community Property with Right of Survivorship" to such deed upon its execution and delivery and to record this "Acceptance of Community Property with Right of Survivorship" together with such deed.

Dated \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_

|  |  |
| --- | --- |
| \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| {{ client.name }}, Grantee | {{ spouse.name }}, Grantee |

STATE OF {{ state\_name(address.state) }} )

) ss.

COUNTY OF {{ county }} )

On \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_**, before me, the undersigned Notary Public**, personally appeared {{ client.name }} and {{ spouse.name }}, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same and that by their signatures on the instrument, executed the instrument.

Notary Public

My commission expires: \_\_\_/\_\_\_/20\_\_\_