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)(7)(h))**

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

GRANTEE: {{ client.name }} and {{ spouse.name }}, Trustees of the {{ trust\_name }} dated {{ trust\_date }}

GRANTEE’S 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 }}

FOR GOOD AND SUFFICIENT CONSIDERATION, the above‑named Grantors do hereby GRANT and CONVEY unto the above‑named Grantee, the real property above described, together with the appurtenances.

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 Grantors hereby bind themselves and their successors to warrant and defend the title, as against all acts of the Grantors herein and no other, subject to the matters above set forth.

The following additional information is furnished pursuant to A.R.S. § 33-404: The names of the present beneficiaries of the above-mentioned Trust are {{ client.name }} and {{ spouse.name }} whose address is {{ address.address }}, {{ address.city }}, {{ state\_name(address.state) }} {{ address.zip }}

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

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

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

STATE OF ARIZONA )

) ss.

COUNTY OF {{ county }} )

Subscribed, sworn to and acknowledged before me by {{ client.name }} and {{ spouse.name }} this \_\_\_\_\_\_\_\_\_\_ \_\_\_, 20\_\_\_.

Notary Public

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