

RECORDED AT THE REQUEST OF
AND WHEN RECORDED MAIL TO:

James Ray Epps, Sr., Trustee
20325 E Superstition Dr.
Queen Creek, Arizona 85212

MA

2011-0930459 11/16/11 04:51 PM
4 OF 5

NR1REZP

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

EXEMPT: ARS §11-1134(B)(8)
AFFIDAVIT OF LEGAL VALUE NOT REQUIRED

SPECIAL WARRANTY DEED

Personal Residence With Reserved Life Estate

GRANTOR: Robyn Rae Epps, a married woman.

GRANTEE:

James Ray Epps, Sr. AND Robyn Rae Epps, AS CO-TRUSTEE(S) OF EPPS
FAMILY TRUST UNDER TRUST AGREEMENT DATED SEPTEMBER 15,
2011 AND APPOINTED SUBSTITUTES AND SUCCESSORS AS
TRUSTEE(S) THEREUNDER.

GRANTEE'S ADDRESS FOR TAX PURPOSES:

20325 E Superstition Dr., Queen Creek, Arizona 85212.

DESCRIPTION OF REAL PROPERTY CONVEYED BY THIS DEED:

Situated in the County of Maricopa, State of Arizona as more fully
described as:

Lot 38, ELLSWORTH SUBURBAN MINI-FARMS, according to Book 144 of
Maps, Page 11 records of Maricopa County, Arizona and Certificates of
Correction recorded in Book 150 of Maps, Page 1, records of Maricopa
County, Arizona

And commonly known as 20325 E Superstition Dr, Queen Creek, Arizona
85212 .

RESERVING, HOWEVER, to Grantor parties a LIFE ESTATE to use
and occupy the above described property as and for Grantor(s) personal
residence during the remainder of the lifetime of either Grantor party.
Such life estate shall continue until terminated upon the terms and
conditions set forth in the Trust Agreement of the above named Trust.

