

RECORDED AT THE REQUEST OF AND WHEN RECORDED MAIL TO:

James Ray Epps, Sr., Trustee 20325 E Superstition Dr. Queen Creek, Arizona85212 MA

2011-U93U439 11/16/11 U4:51 PM 4 OF 5

RAHIREZP

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.

Grantor(s) agree that the life estate reserved to Grantor(s) is non-assignable, and in the event Grantor(s), or a surviving Grantor, join in execution of any future conveyance of the property described herein, either individually or in the capacity of Trustee or Co-Trustee of Grantee trust, such joinder shall be deemed to constitute a voluntary surrender of the life estate reserved hereby, thereby immediately extinguishing the life estate without further act or deed by any person or party.

FOR GOOD AND SUFFICIENT CONSIDERATION, the above-named Grantor does hereby GRANT and CONVEY, unto the above-named Grantee, the real property above described, together with the appurtenances. This deed is given for estate planning purposes, without valuable consideration in cash or property, to vest title to the property in a living trust established by Grantor(s).

Grantor WARRANTS that Grantor has good right and authority to execute and deliver this deed to the Grantee, and that Grantor is the owner in fee simple of said premises, subject only to those encumbrances of record, if any, which were made, suffered, or assumed by the Grantor.

Notary P

Comm. Expires

Special Warranty Deed

Maricopa County

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Page 2