

311

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:
Janice Woodson Pratt, Successor
Trustee of The Franklin M. Pratt and
Janice W. Pratt Family Trust Dated
November 22, 2019
425 E. Providence Dr.
Casa Grande AZ
85122



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 08/29/2023 1538
FEE: \$30 00
PAGES: 3
FEE NUMBER: 2023-064040

SPACE ABOVE THIS LINE FOR RECORDER'S USE
EXEMPT PER ARS 11-1134 B13

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Janice Woodson Pratt, Successor Trustee of The Franklin M. Pratt and Janice W. Pratt Family Trust Dated
November 22, 2019

do/does hereby convey to

Janice Woodson Pratt, Successor Trustee of The Franklin M. Pratt and Janice W. Pratt Family Trust Dated
November 22, 2019

the following real property situated in Pinal County, State of Arizona:

See Exhibit "A" attached hereto and made a part hereof.

Pursuant to ARS 33-404 : the names and addresses of the beneficiaries of the trust are :

Janice Woodson Pratt, 425 E. Providence Dr. Casa Grande
AZ 85122

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

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

Dated: August 25, 2023

Grantors:

The Franklin M. Pratt and Janice W. Pratt Family Trust
Dated November 22, 2019

BY: *Janice Woodson Pratt*
Janice Woodson Pratt, Successor Trustee

State of Arizona }ss:
County of Pinal

On this 25th day of August, 2023, before me,
The Undersigned

a Notary Public in and for said County and State, personally
appeared Janice Woodson Pratt, Successor Trustee of The
Franklin M. Pratt and Janice W. Pratt Family Trust Dated
November 22, 2019

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: *Latisha D. Sopha*

My Commission Expires: 6/20/2024

FOR NOTARY SEAL OR STAMP

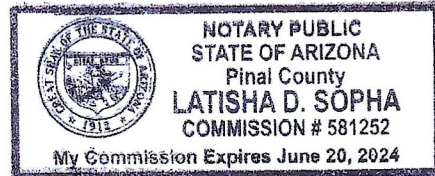


EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 17 FROM WHENCE THE SOUTH QUARTER CORNER LIES SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST, A DISTANCE OF 2,659.35 FEET;

THENCE ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST, A DISTANCE OF 1,329.67 FEET TO A POINT COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID LINE, NORTH 0 DEGREES 3 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A POINT COINCIDENT WITH THE NORTH RIGHT OF WAY LINE OF EAST COTTONWOOD LANE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID LINE, SOUTH 89 DEGREES 53 MINUTES 48 SECONDS EAST, A DISTANCE OF 77.92 FEET TO A POINT COINCIDENT WITH THE SOUTHWEST CORNER OF THE PARCEL OF LAND DESCRIBED IN A DISCLAIMER DEED ON FILE AT THE OFFICE OF THE PINAL COUNTY RECORDER OF ARIZONA, IN FEE NUMBER 2015-083588;

THENCE ALONG THE WEST LINE OF SAID PARCEL, NORTH 0 DEGREES 7 MINUTES 51 SECONDS EAST, A DISTANCE OF 139.92 FEET;

THENCE CONTINUE ALONG SAID LINE, SOUTH 89 DEGREES 54 MINUTES 36 SECONDS EAST, A DISTANCE OF 45.14 FEET;

THENCE CONTINUE ALONG SAID LINE, NORTH 2 DEGREES 16 MINUTES 4 SECONDS WEST, A DISTANCE OF 95.26 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;

THENCE ALONG THE NORTH LINE OF SAID PARCEL SOUTH 89 DEGREES 56 MINUTES 48 SECONDS EAST, A DISTANCE OF 78.61 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;

THENCE ALONG A LINE COINCIDENT WITH THE EAST LINE OF THE WEST 198.00 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH 0 DEGREES 3 MINUTES 12 SECONDS EAST, A DISTANCE OF 138.35 FEET TO THE NORTHEAST CORNER OF PARCEL 3 OF A QUIT CLAIM DEED ON FILE AT THE OFFICE OF THE PINAL COUNTY RECORDER OF ARIZONA, IN FEE NUMBER 2019-100885;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, NORTH 88 DEGREES 12 MINUTES 22 SECONDS WEST, A DISTANCE OF 99.05 FEET TO THE NORTHEAST CORNER OF PARCEL 4 OF SAID QUIT CLAIM DEED;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, NORTH 87 DEGREES 26 MINUTES 12 SECONDS WEST, A DISTANCE OF 99.10 FEET TO A POINT COINCIDENT WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 17;

THENCE ALONG SAID LINE SOUTH 0 DEGREES 3 MINUTES 12 SECONDS WEST, A DISTANCE OF 380.70 FEET TO THE POINT OF ENDING.

END OF DESCRIPTION.