

**TOWN**  
*of*  
**PARADISE VALLEY**



Special Warranty Deed - Multiple Grantors  
Community Development Department  
6401 E Lincoln Drive  
Paradise Valley, AZ 85253  
(480) 348-3692

## **SPECIAL WARRANTY DEED - MULTIPLE GRANTORS**

When recorded, return to:

Town of Paradise Valley  
6401 E Lincoln Dr.  
Paradise Valley, Arizona 85253  
Attention: Town Manager

### **SPECIAL WARRANTY DEED**

**THIS DEED IS EXEMPT FROM THE REQUIREMENT OF FILING AN AFFIDAVIT OF PROPERTY VALUE PURSUANT TO A.R.S. §11-1134(A)(3).**

For valuable consideration, [name of Grantors as they appear in the title to the Property] (collectively, the “Grantors”), do hereby convey to **THE TOWN OF PARADISE VALLEY**, an Arizona municipal corporation (the “Grantee”), the following described property situated in the County of Maricopa, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

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

SUBJECT TO all existing taxes, assessments, liens, encumbrances, reservations in patents, covenants, conditions, restrictions, rights-of-way, easements, and leases of record, and all matters that a physical inspection of the properties would reveal.

Grantors hereby bind themselves and their successors to warrant and defend the title as against all acts of Grantors herein and none other, subject to the matters set forth above.

**\*\*Include the following if Grantors are or include a trust, and delete this highlighted line\*\***

Pursuant to the provisions of A.R.S. § 33-404, the name[s] and address[es] of the [sole beneficiary; beneficiaries] of the [trust name], dated [trust date], is [sole beneficiary’s name; beneficiaries’ names], [sole beneficiary’s address; beneficiaries’ address].

DATED: \_\_\_\_\_, 2022

**[SIGNATURE AND NOTARY PAGES FOLLOW]**

[GRANTOR SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]

GRANTOR: [name of Grantor as it appears in the title to the Property]

By: \_\_\_\_\_  
[Name, Title (Title if an LLC, corporation, or trust)]

**\*\*If additional persons signing, such as co-trustees, add "By" lines as above, modify language below as needed, and delete this highlighted line\*\***

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA  )

On \_\_\_\_\_, 20\_\_, before me personally appeared [name of Grantor as it appears in the title to the Property], whose identity was proven to me on the basis of satisfactory evidence to be the person who [he; she] claims to be[, representing \_\_\_\_\_, a(n) [State; type of entity], as its [Title, if an LLC, corporation, or trust]], and acknowledged that [he; she] signed this document on behalf thereof.

\_\_\_\_\_  
Notary Public

(Seal and Expiration Date)

(Additional Grantor signature on following page)

**GRANTOR:** [name of Grantor as it appears in the title to the Property]

By: \_\_\_\_\_  
[Name, Title (Title if an LLC, corporation, or trust)]

**\*\*If additional persons signing, such as co-trustees, add "By" lines as above, modify language below as needed, and delete this highlighted line\*\***

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF MARICOPA  )

On \_\_\_\_\_, 20\_\_, before me personally appeared [name of Grantor as it appears in the title to the Property], whose identity was proven to me on the basis of satisfactory evidence to be the person who [he; she] claims to be[, representing \_\_\_\_\_, a(n) [State; type of entity], as its [Title, if an LLC, corporation, or trust]], and acknowledged that [he; she] signed this document on behalf thereof.

\_\_\_\_\_  
Notary Public

(Seal and Expiration Date)

**[GRANTEE SIGNATURE PAGE TO SPECIAL WARRANTY DEED]**

**TOWN OF PARADISE VALLEY**, an  
Arizona municipal corporation

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Jerry Bien-Willner, Mayor

**ATTEST:**

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Duncan Miller, Town Clerk

**APPROVED AS TO FORM:**

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Andrew J. McGuire, Town Attorney

EXHIBIT A  
TO  
SPECIAL WARRANTY DEED

[Legal Description and Depiction of the conveyed property]

See following pages