

When recorded return to:
Maricopa County Real Estate Department
2801 W. Durango St.
Phoenix, AZ 85009 (JG)

EXEMPT ARS § 11-1134, A3

C-

SPECIAL WARRANTY DEED

Project: TT0345 – MC85 at 83rd Avenue and
Center Turn Lane Expansion
MCDOT Item No.: D22664
Assessor's Parcel No.: 101-11-989

Maricopa County, a political subdivision of the State of Arizona, GRANTOR, for the sum of **Three Million Four Hundred Three Thousand Five Hundred Thirty-Nine and 00/100 Dollars (\$3,403,539.00)**, and other valuable consideration, receipt and sufficiency of which are hereby acknowledged, paid by **The City of Tolleson, an Arizona municipal corporation, GRANTEE**, by this Deed does grant, sell, and convey unto the said **GRANTEE** all that certain real property situated in the County of Maricopa, State of Arizona, described as follows:

See Attached Exhibit "A" Attached hereto and incorporated herein

The **GRANTOR** hereby conveys unto **GRANTEE** all warranties of title for its acts and not the acts of others, of any nature whatsoever.

And including all groundwater and surface water rights appurtenant to said real property.
This property conveyance is subject to: assessments, reservations, easements, rights-of-way, and deed restrictions as may appear on record.

RECOMMENDED FOR APPROVAL:

**MARICOPA COUNTY
DEPARTMENT OF TRANSPORTATION**

Jesse Gutierrez, Director

Date

**MARICOPA COUNTY
REAL ESTATE DEPARTMENT**

Alex Smith, Director

Date

APPROVED AS TO FORM and within the powers and authority granted under the laws of the State of Arizona and Maricopa County

Max Carpinelli

Date

Deputy County Attorney

Project: MC85 at 83rd Avenue and Center
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EXHIBIT "A"

Parcel No. 101-11-989

Project No. TT0345

MC85 at 83rd Avenue and Center Turn Lane Expansion

Item No. D22664

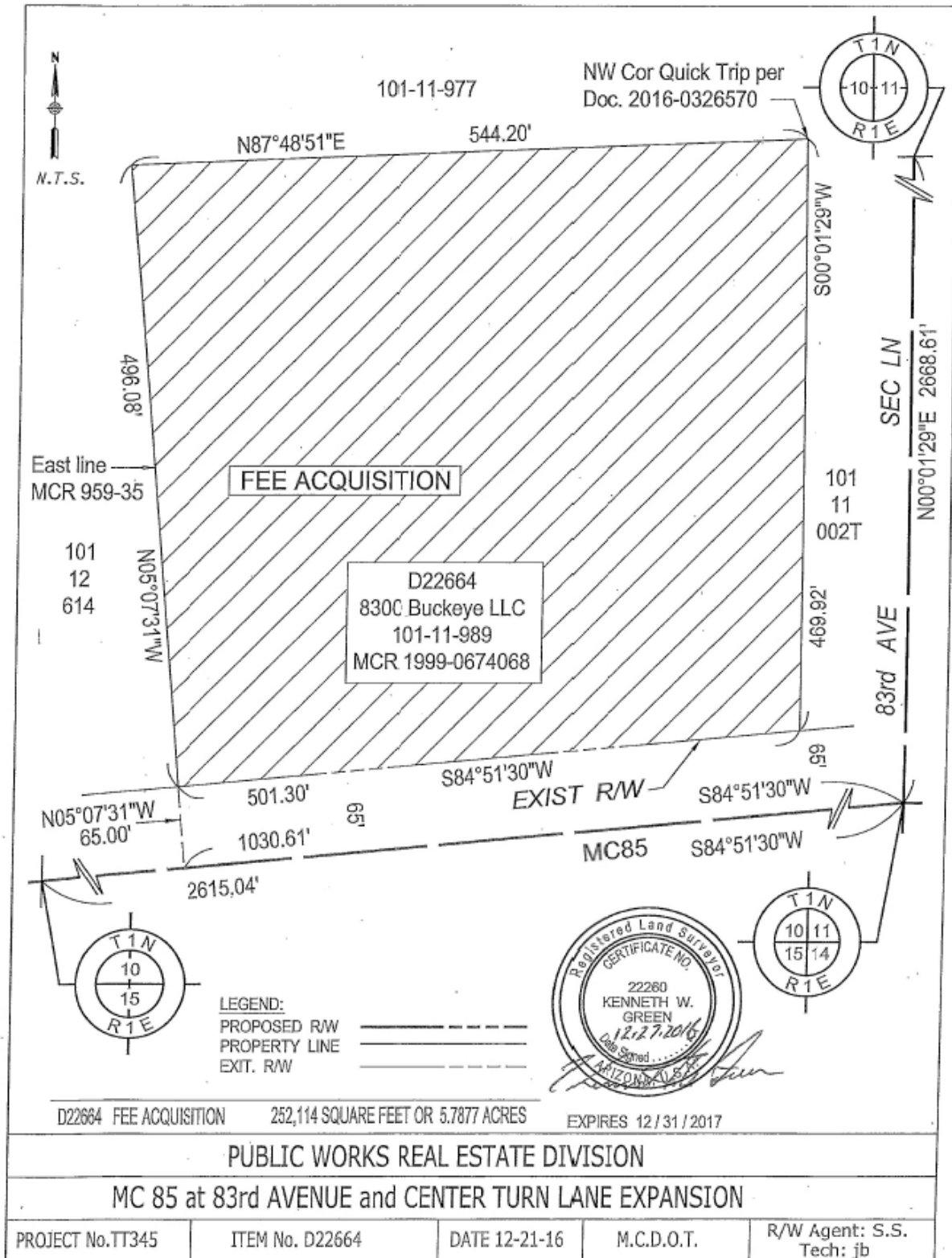
LEGAL DESCRIPTION

A portion of the property described in Document 1999-0674068, Maricopa County Recorder's Office, being a portion of the Southeast quarter of Section 10, Township 1 North, Range 1 East, Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at the Southeast corner of said Southeast quarter of Section 10, from which the South quarter corner of said Section bears South 84°51'30" West a distance of 2615.04 feet and from which the East quarter corner of said Section bears North 00°01'29" East a distance of 2668.61 feet; thence along the South line of the said Southeast quarter, South 84°51'30" West a distance of 1030.61 feet; thence leaving said South line, North 05°07'31" West a distance of 65.00 feet to the Southeast corner of "86th Avenue Industrial Park" as shown in the plat recorded in Book 959 Page 39, MCR, being also the North line of the South 65.00 feet of said Southeast quarter and the **POINT OF BEGINNING**; thence continuing, North 05°07'31" West a distance of 496.08 feet; thence North 87°48'51" East a distance of 544.20 feet to the Northwest corner of the property conveyed to "Quick Trip Corporation" in document 2016-0326570; thence along the East line of said property, South 00°01'29" West a distance of 469.92 feet to a point on the North line of the South 65.00 feet of said Southeast quarter; thence along last said North line, South 84°51'30" West a distance of 501.30 feet to the **POINT OF BEGINNING**.

The above described parcel contains 252,114 square feet or 5.7877 acres, more or less.

EXHIBIT "A" CONTINUED



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