



PURCHASE AGREEMENT AND ESCROW INSTRUCTIONS

Title Company	N/A (In House Recording)	Date	July XX, 2025
Address		Phone	
City		Fax	
Escrow Officer	N/A	Email	
Escrow No.	N/A		
Grantor:	Maricopa County, a political subdivision of the State of Arizona	Phone:	
Contact	Jesse Gutierrez	Phone:	602-506-4700
Mailing Address:	2901 West Durango Street	Email	Jesse.Gutierrez@maricopa.gov
City, State Zip	Phoenix, AZ 85009	Fax:	

Grantee:	CITY OF TOLLESON, an Arizona municipal corporation
Mailing Address:	Chris Hamilton, 9055 W. Van Buren St. Tolleson, AZ 85353

City of Tolleson, an Arizona municipal corporation shall pay directly to the Grantor the purchase price plus all lawful costs incidental to closing as follows:			Sub-Object Code	Charges and Disbursements to be paid to Grantor as follows (check all that apply):		
Escrow Fees				☒	Total Acquisition of Grantor's Property:	
Title Policy Fees						
Title Report		\$0.00				
Title Report Credit						
Total Escrow & Title Fees		N/A				
Recording Fees:	\$0.00					
Release & Reconveyance						
Release of Lease						
				☐	Partial Acquisition of Grantor's Property:	
Total Recording Fees		\$0.00				
Other Charges:						
Appraisal Report Services (P.O.C.)		\$0.00				
				☐	Easement(s): Consent to easement(s) by secured party(ies).	
Total Other Charges		\$0.00				
				☐	Other Disbursements:	
Sub Total		\$0.00				
Land*		\$3,403,539.00	11			
Easements*			11	Possession date:		
Less Sales Deposit Received		\$0.00	10	Close of escrow:		
			10	Date of recording:		
			12			
				Special Conditions Right of Way Contract		Yes ☐ No ☒
Total Compensation		\$3,403,539.00				
Total Escrow & Title Costs		N/A	14	Entry Agreement	Yes ☐ No ☒	
Total Purchase Price		\$3,403,539.00		Addendum attached hereto and made a	Yes ☐ No ☒	
TOTAL **		\$3,403,539.00		part hereof		

*Escrow and title policy fees based on this amount only.

**Sum of "Total Closing Costs" and "Total Purchase Price" only.

*** P.O.C Paid outside of closing

Project:	MC85 at 83 rd Avenue and Center Turn Lane Expansion	PCN:	TT0345
Assessor Parcel No.:	101-11-989	Item No	D22664
Agent:	John Gaffney	Telephone #	602-506-8304

The GRANTOR, having executed a conveyance of certain real property rights to the GRANTEE as described in the Exhibit(s) attached hereto and made a part hereof, Agent is directed to deliver said conveyance to THE CITY OF TOLLESON, an Arizona municipal corporation, title to said property to be transferred upon execution of the Special Warranty Deed by the BOARD OF SUPERVISORS OF MARICOPA COUNTY and its recordation with the Maricopa County Recorder's office.

The CITY OF TOLLESON provided, at their own cost, an appraisal report created by Sun Point Appraisals with a final opinion of market value of \$3,403,539.00. The purchase price and the balance thereof shall be paid in accordance with the terms herein.

The CITY OF TOLLESON has waived escrow and title insurance. Upon such waiver, the references to Title Company, Escrow Agent and title insurance herein are not applicable.

No element of this transaction will be handled through a title company. The deed will not be recorded by MARICOPA COUNTY until receipt of payment from the GRANTEE to the GRANTOR for the total purchase price referenced herein.

It is understood and agreed the consideration expressed herein is accepted by the GRANTOR as full and complete compensation for the interest being acquired.

This Agreement is subject to cancelation pursuant to A.R.S. § 38-511.

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GRANTEE ACCEPTANCE AND APPROVAL:
CITY OF TOLLESON, an Arizona municipal corporation

Reyes Medrano, City Manager

Date

ATTEST:

Crystal Zamora, City Clerk

APPROVED AS TO FORM:

Justin Pierce, City Attorney

STATE OF ARIZONA)
)ss.
COUNTY OF MARICOPA)

Before me, _____, Notary Public in and for said County, State of Arizona, on this day personally appeared Reyes Medrano, City Manager of the CITY OF TOLLESON, known to me to be the person whose name is subscribed to the forgoing instrument.

Given under my hand and seal of the office this ____ day of _____ 20 ____.

Notary Public (signature)

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

APPROVED

GRANTOR: MARICOPA COUNTY

Chairman of the Board

Date

ATTEST

Clerk of the Board

Date

STATE OF ARIZONA)
)ss
COUNTY OF MARICOPA)

Before me, _____, Notary Public in and for said County, State of Arizona, on this day personally appeared _____, known to me to be the person whose name is subscribed to the forgoing instrument as Chairman of the Board of Supervisors for Maricopa County.

Given under my hand and seal of the office this ____ day of _____, 20____.

Notary Public (signature)

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

