

When Recorded Return to:
City of Tolleson
c/o City Clerk
9055 West Van Buren Street
Tolleson, Arizona 85353

Exempt pursuant to A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of ten dollars (\$10.00), and other valuable considerations, Magdalena Rubio, a single woman ("Grantor"), does hereby convey to City of Tolleson, an Arizona municipal corporation, located at 9055 West Van Buren Street, Tolleson, Arizona 85353 ("Grantee"), the following real property situated in the County of Maricopa, State of Arizona:

Maricopa County Parcel No. 102-49-032.

Lot 12, Block 2, BADEN SUBDIVISION, according to the plat of record in the office of the Maricopa County Recorder, Arizona, in Book 17 of Maps, page 20.

SUBJECT TO current taxes and assessments; patent reservations; all covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, obligations and liabilities and other matters of record or to which reference is made in the public record; any and all conditions, shortages in area, overlaps, conflicts in boundary lines, easements, encroachments, rights-of way, rights or claims, or restrictions not shown by the public records which would be disclosed by a physical inspection, or which an accurate survey of the Property would reveal; unpatented mining claims; and the applicable zoning and use ordinances, regulations, zoning codes and the like of any municipality, county, state, or the United States affecting the Property as same now exist and as may hereafter be established or amended.

Grantor hereby binds itself and its successors to warrant and defend title to the Property against the acts of Grantor and none other, subject to the matters set forth above.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any rights or claims to title to water, applications for water rights, and claims to or interests in water rights which are appurtenant or in any way applicable to or derived from the Property whether surface, underground, wells, springs, percolating, flood, vested, contingent, recorded, certificated, appropriated or otherwise.

Dated this ____ day of _____, 2025.

GRANTOR:

By: _____
Magdalena Rubio

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this ____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared Magdalena Rubio, a single woman, being so authorized to execute, who executed and acknowledged the foregoing instrument for purposes therein contained and whose identity was proven to me on the basis of satisfactory evidence to be the person who they claims to be and acknowledged that she signed the Special Warranty Deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

ACCEPTED BY:
CITY OF TOLLESON, ARIZONA,
a municipal corporation

By: _____
Reyes Medrano, Jr., City Manager

Date