

When recorded return to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A WARRANTY DEED FROM KL LHB AZ AIV LLC.

WHEREAS, on October 5, 2023, a Warranty Deed was execute by KL LHB AZ AIV LLC, ("Grantor(s)") and recorded in the office of the Pinal County Recorder on October 23, 2023, Fee# 2023-077937, granting to Pinal County, for the benefit of the public and for roadway and utilities purposes, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, it is in the best interests of Pinal County that the Warranty Deed be accepted by the Pinal County Board of Supervisors for the benefit of the public and for roadway and utility purposes.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed is hereby accepted.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.


PASSED AND ADOPTED this _____ day of _____ by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:



Deputy County Attorney

Exhibit "A"
Warranty Deed 2023-077937



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis
Electronically Recorded

DATE/TIME: 10/23/2023 1408

FEE: \$30.00

PAGES: 11

FEE NUMBER: 2023-077937

When recorded mail to:

Name: Pinal County Public Works Department

Attn: Real Estate Section

Address: P.O. Box 727

City/State/Zip: Florence, AZ 85132

this area reserved for county recorder

WARRANTY DEED:

DO NOT REMOVE

This is part of the official document.

WHEN RECORDED RETURN TO:
Pinal County Public Works Department
Attn: Real Estate Section
P O Box 727
Florence, AZ 85132

EXEMPT PURSUANT TO A.R.S. §11-1134(A)(3)

WARRANTY DEED

Parcel(s): APN(s) 109-34-2330 & 109-34-2340
Project: Combs/Kenworthy Roads Widening Project

For the consideration of ten dollars and no/100 (\$10 00) and other valuable consideration, KL LHB AZ AIV LLC, a Delaware limited liability company, the "Grantor" does hereby grant and convey to Pinal County, the "Grantee" for the benefit of the Public and for roadway and utility purposes, the real property situated in Pinal County, Arizona, which is legally described in Exhibit A attached hereto and made a part hereof, together with all rights and privileges appurtenant thereto.

SUBJECT TO current real property taxes and other assessments, and all other matters of record or to which reference is made in the public record, or matters that could be disclosed by a visual inspection or investigation of the real property, or and accurate ALTA/NSPS survey of the real property.

Grantor warrants the title against all persons whomsoever, subject only to the matters set forth above.

[Signature pages follow]

IN WITNESS WHEREOF, Grantor(s) has/have set its/their hand and seal the day and year written below.

KL LHB AZ AIV LLC,
a Delaware limited liability company

By: JM
Name: RYAN MOTT
Its: AUTHORIZED SIGNATORY

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 5 day of OCT, 2023, by RYAN MOTT, as AUTHORIZED SIGNATORY of KL LHB AZ AIV LLC, a Delaware limited liability company, on behalf of the company.

[Signature]
Notary Public

My commission expires:
7/12/26

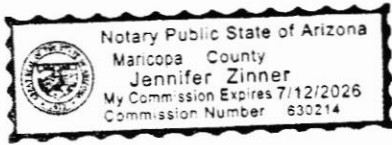


Exhibit A

[SEE ATTACHED]

EXHIBIT "A"

LEGAL DESCRIPTION
RIGHT OF WAY
APN 109-34-233

A portion of the Southeast quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the South quarter corner of Section 28, Township 2 South, Range 8 East, a cotton picker spindle, from which the Southeast corner of said Section 28, a brass cap flush, bears North 89 degrees 33 minutes 11 seconds East, a distance of 2639.61 feet;

Thence North 89 degrees 33 minutes 11 seconds East, along the South line of said Section 28, a distance of 1152.61 feet;

Thence departing said South line, North 00 degrees 26 minutes 49 seconds West, a distance of 75.00 feet to a point on the North right of way line of said Combs Road and the **POINT OF BEGINNING**;

Thence departing said North right of way line North 44 degrees 33 minutes 11 seconds East, a distance of 46.67 feet to a point on the West right of way line of Granary Road;

Thence South 00 degrees 26 minutes 49 seconds East, along said West right of way line a distance of 8.00 feet to the beginning of a curve, concave Northwesterly, having a radius of 25.00 feet;

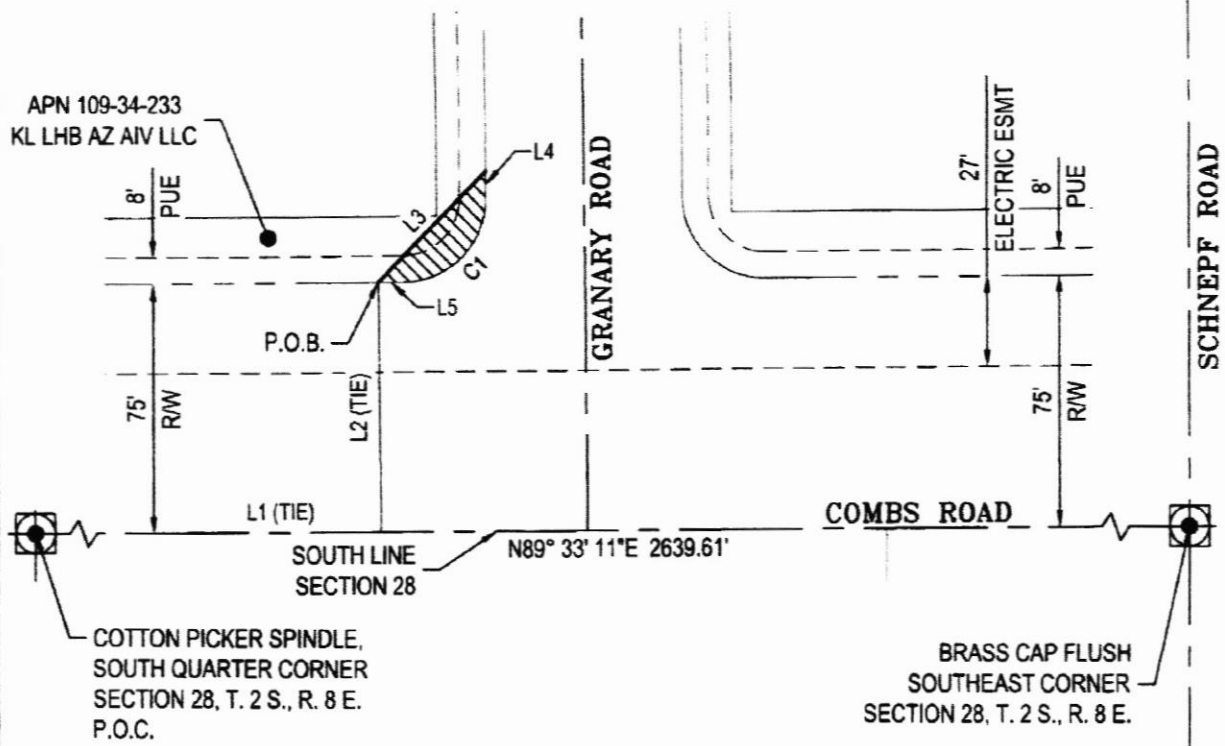
Thence along said curve, through a central angle 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet to a point on said North right of way line of Combs Road;

Thence South 89 degrees 33 minutes 11 seconds West, along said North right of way line, a distance of 8.00 feet to the **POINT OF BEGINNING**.

Containing 410.37 square feet as shown on the attached exhibit which by this reference is made a part hereof.



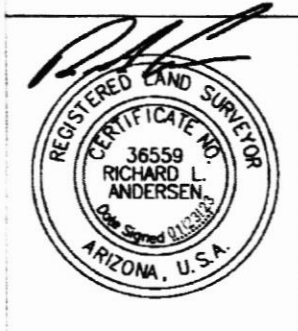
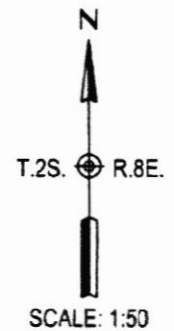
EXHIBIT A - APN 109-34-233



LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 33' 11"E	1152.61'
L2	N00° 26' 49"W	75.00'
L3	N44° 33' 11"E	46.67'
L4	S00° 26' 49"E	8.00'
L5	S89° 33' 11"W	8.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	090°00'00"

- LEGEND**
- EXISTING MONUMENT LINE
 - EXISTING EASEMENT LINE
 - EXISTING PROPERTY LINE
 - EXISTING R/W LINE
 - EXISTING TRACT
 - NEW TCE LINE
 - NEW R/W
 - P.O.B.
 - P.O.C.
 - POINT OF BEGINNING
 - POINT OF COMMENCEMENT



TRACE
CONSULTING
TC# 210106.03, DATE: 12/7/2022

Mapcheck 1: 109-34-233 RW MAPCHECK

Closure Summary

Precision, 1 part in: 107030.179'
Error distance: 0.001'
Error direction: N44° 33' 10.99"E
Area: 410.37 Sq. Ft.
Square area: 410.374
Perimeter: 101.940'

Point of Beginning

Easting: 817147.7611'
Northing: 807888.9842'

Side 1: Line

Direction: N44° 33' 11.00"E
Angle: [-135.4469 (d)]
Deflection angle: [044.5531 (d)]
Distance: 46.670'
Easting: 817180.5034'
Northing: 807922.2413'

Side 2: Line

Direction: S00° 26' 49.00"E
Angle: [-045.0000 (d)]
Deflection angle: [135.0000 (d)]
Distance: 8.000'
Easting: 817180.5658'
Northing: 807914.2416'

Side 3: Curve

Curve direction: Clockwise
Radius: 25.000'
Arc length: 39.270'
Delta angle: 090.0000 (d)
Tangent: [25.000']
Chord direction: [S44° 33' 11.00"W]
Chord angle: [-135.0000 (d)]
Deflection angle: [045.0000 (d)]
Chord distance: [35.355']
Easting: 817155.7615'
Northing: 807889.0473'

Side 4: Line

Direction: S89° 33' 11.00"W
Angle: [-180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 8.000'
Easting: 817147.7618'
Northing: 807888.9849'



EXHIBIT "A"

LEGAL DESCRIPTION
RIGHT OF WAY
APN 109-34-234

A portion of the Southeast quarter of Section 28, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows;

Commencing at the South quarter corner of Section 28, Township 2 South, Range 8 East, a cotton picker spindle, from which the Southeast corner of said Section 28, a brass cap flush, bears North 89 degrees 33 minutes 11 seconds East, a distance of 2639.61 feet;

Thence North 89 degrees 33 minutes 11 seconds East, along the South line of Said section 28, a distance of 1278.14 feet;

Thence departing said South line, North 00 degrees 26 minutes 49 seconds West, a distance of 75.00 feet to a point on the North right of way line of said Combs Road and the **POINT OF BEGINNING**;

Thence South 89 degrees 33 minutes 11 seconds West, along said North right of way line, a distance of 8.00 feet to the beginning of a curve, concave Northeast, having a radius of 25.00 feet;

Thence along said curve through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet to a point on the East right of way line of Granary Road;

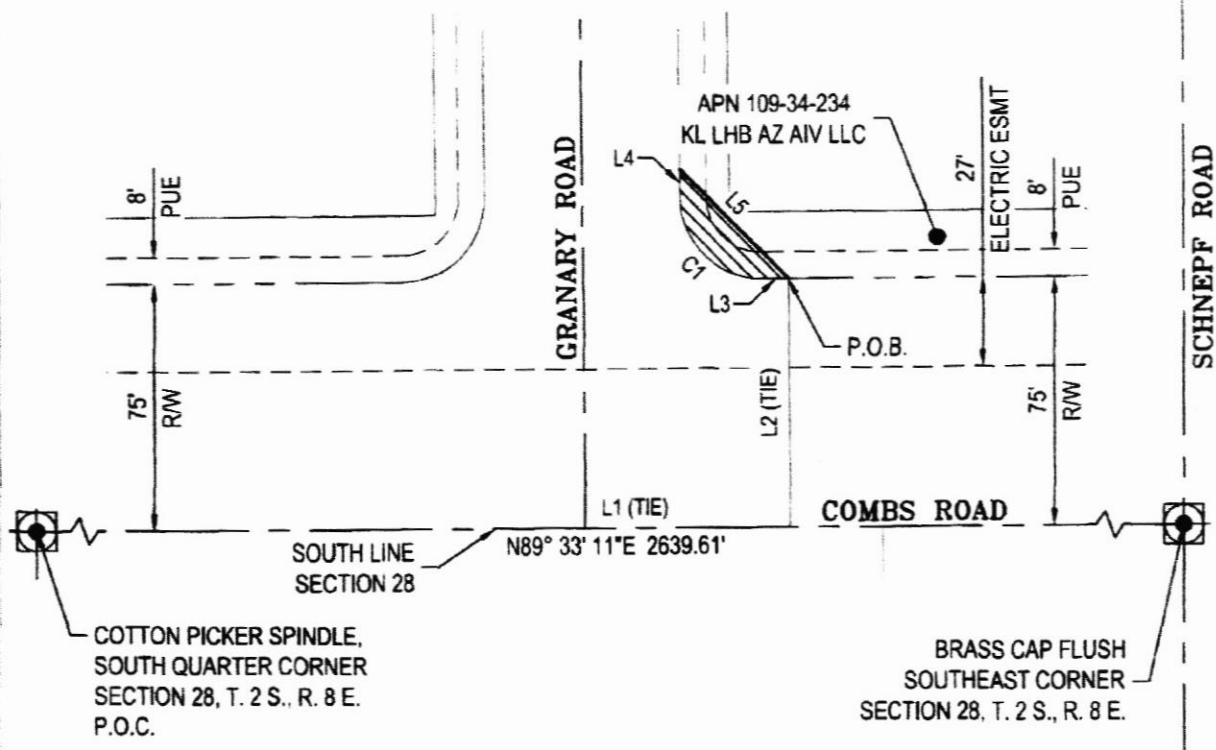
Thence North 00 degrees 26 minutes 49 seconds West, along said East right of way line a distance of 8.00 feet;

Thence departing said East right of way line South 45 degrees 26 minutes 49 seconds East, a distance of 46.67 feet to the **POINT OF BEGINNING**.

Containing 410.37 square feet as shown on the attached exhibit which by this reference is made a part hereof.



EXHIBIT A - APN 109-34-234

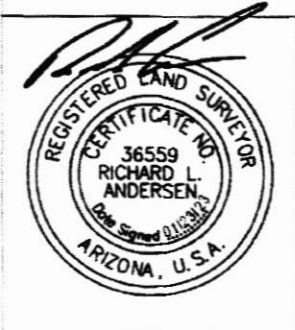


LINE TABLE		
LINE	BEARING	LENGTH
L1	N89° 33' 11"E	1278.14'
L2	N00° 26' 49"W	75.00'
L3	S89° 33' 11"W	8.00'
L4	N00° 26' 49"W	8.00'
L5	S45° 26' 49"E	46.67'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	39.27'	25.00'	090°00'00"

LEGEND

- EXISTING MONUMENT LINE
- EXISTING EASEMENT LINE
- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING TRACT
- NEW TCE LINE
- NEW R/W
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT



TRACE
CONSULTING

TC# 210106.03, DATE: 12/7/2022

Mapcheck 2: 109-34-234 RW MAPCHECK

Closure Summary

Precision, 1 part in: 107030.179'
Error distance: 0.001'
Error direction: S45° 26' 49.01"E
Area: 410.37 Sq. Ft.
Square area: 410.374
Perimeter: 101.940'

Point of Beginning

Easting: 817273.7573'
Northing: 807889.9673'

Side 1: Line

Direction: S89° 33' 11.00"W
Angle: [089.5531 (d)]
Deflection angle: [-090.4469 (d)]
Distance: 8.000'
Easting: 817265.7575'
Northing: 807889.9049'

Side 2: Curve

Curve direction: Clockwise
Radius: 25.000'
Arc length: 39.270'
Delta angle: 090.0000 (d)
Tangent: [25.000']
Chord direction: [N45° 26' 49.00"W]
Chord angle: [-135.0000 (d)]
Deflection angle: [045.0000 (d)]
Chord distance: [35.355']
Easting: 817240.5633'
Northing: 807914.7091'

Side 3: Line

Direction: N00° 26' 49.00"W
Angle: [-180.0000 (d)]
Deflection angle: [000.0000 (d)]
Distance: 8.000'
Easting: 817240.5009'
Northing: 807922.7088'

Side 4: Line

Direction: S45° 26' 49.00"E
Angle: [-045.0000 (d)]
Deflection angle: [135.0000 (d)]
Distance: 46.670'
Easting: 817273.7580'
Northing: 807889.9666'

