

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING WARRANTY DEED FOR FEE RIGHT OF WAY TO A PORTION ON HUNT HIGHWAY.

WHEREAS, on March 28, 2024, a Warranty Deed (“Deed”) was executed by San Tan Heights Homeowners’ Association, an Arizona non-profit corporation, as (“Grantor”) conveying all right, title and interest Grantor held in certain real property to Pinal County, a political subdivision of the State of Arizona, as (“Grantee”), a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from by San Tan Heights Homeowners’ Association, an Arizona non-profit corporation.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed is hereby accepted and title to the subject real property shall vest in Pinal County, a political subdivision of the State of Arizona, for the benefit of the public.

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 _____, 2024, by the PINAL COUNTY BOARD OF SUPERVISORS.

Chairman of the Board

ATTEST:

Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. _____

[Warranty Deed – Fee #2024-031521]

See following pages.

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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

When recorded mail to:
Clerk of the Board
P.O. Box 827
Florence, AZ 85132

DATE/TIME: 04/29/2024 0904
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2024-031521

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **SAN TAN HEIGHTS HOMEOWNERS' ASSOCIATION**, an Arizona non-profit corporation, Grantor, does hereby grant and convey to **PINAL COUNTY**, a political subdivision of the State of Arizona, Grantee, for the benefit of the public for roadway and utility purposes and all incidentals thereto, the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, as legally described in Exhibit "A" attached hereto and made a part thereof.

SUBJECT TO all matters of record.

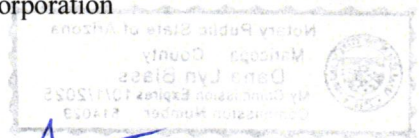
Grantor(s) warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 28th day of MARCH, 2024.

Signature of **GRANTOR**:

SAN TAN HEIGHTS HOMEOWNERS' ASSOCIATION,
an Arizona non-profit corporation

By: Linda Lowry
Its: Board President



Linda Lowry
Signature

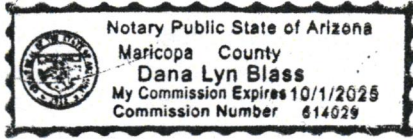
SAN TAN HEIGHTS HOMEOWNERS' ASSOCIATION,
an Arizona non-profit corporation

By: Sandra Russell
Its: Board Secretary

Sandra Russell
Signature

State of ARIZONA)
) ss.
County of)

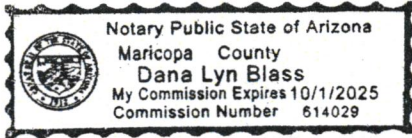
The foregoing Warranty Deed was acknowledged before me this 20th day of MARCH, 2024, by Linda Lowry, as Board Present of San Tan Heights Homeowners' Association, an Arizona non-profit corporation, for and on behalf thereof.



Dana Lyn Blass
Notary Public
My Commission Expires: 10/1/2025

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 20th day of MARCH, 2024, by Sandra Russell, as Board Secretary of San Tan Heights Homeowners' Association, an Arizona non-profit corporation, for and on behalf thereof.



Dana Lyn Blass
Notary Public
My Commission Expires: 10/1/2025

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

LAND DESCRIPTION

THAT PORTION OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA. SAID PORTION MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 11, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 11 BEARS SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST AT A DISTANCE OF 2650.51 FEET, ACCORDING TO FINAL PLAT SAN TAN HEIGHTS, PARCEL J AS RECORDED IN FEE 2003-048377 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA ON JUNE 17TH 2003;

THENCE ALONG THE NORTH LINE OF SAID SECTION 11, SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST A DISTANCE OF 106.72 FEET TO THE INTERSECTION WITH THE CENTERLINE OF HUNT HIGHWAY ACCORDING TO SAID PARCEL J PLAT;

THENCE CONTINUING ALONG SAID NORTH LINE, SOUTH 89 DEGREES 55 MINUTES 51 SECONDS WEST A DISTANCE OF 65.75 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE SOUTH 40 DEGREES 47 MINUTES 24 SECONDS WEST A DISTANCE OF 12.04 FEET;

THENCE NORTH 49 DEGREES 12 MINUTES 36 SECONDS WEST A DISTANCE OF 13.93 FEET TO THE INTERSECTION WITH SAID NORTH LINE;

THENCE NORTH 89 DEGREES 55 MINUTES 51 SECONDS EAST A DISTANCE OF 18.41 FEET TO THE **POINT OF BEGINNING**.

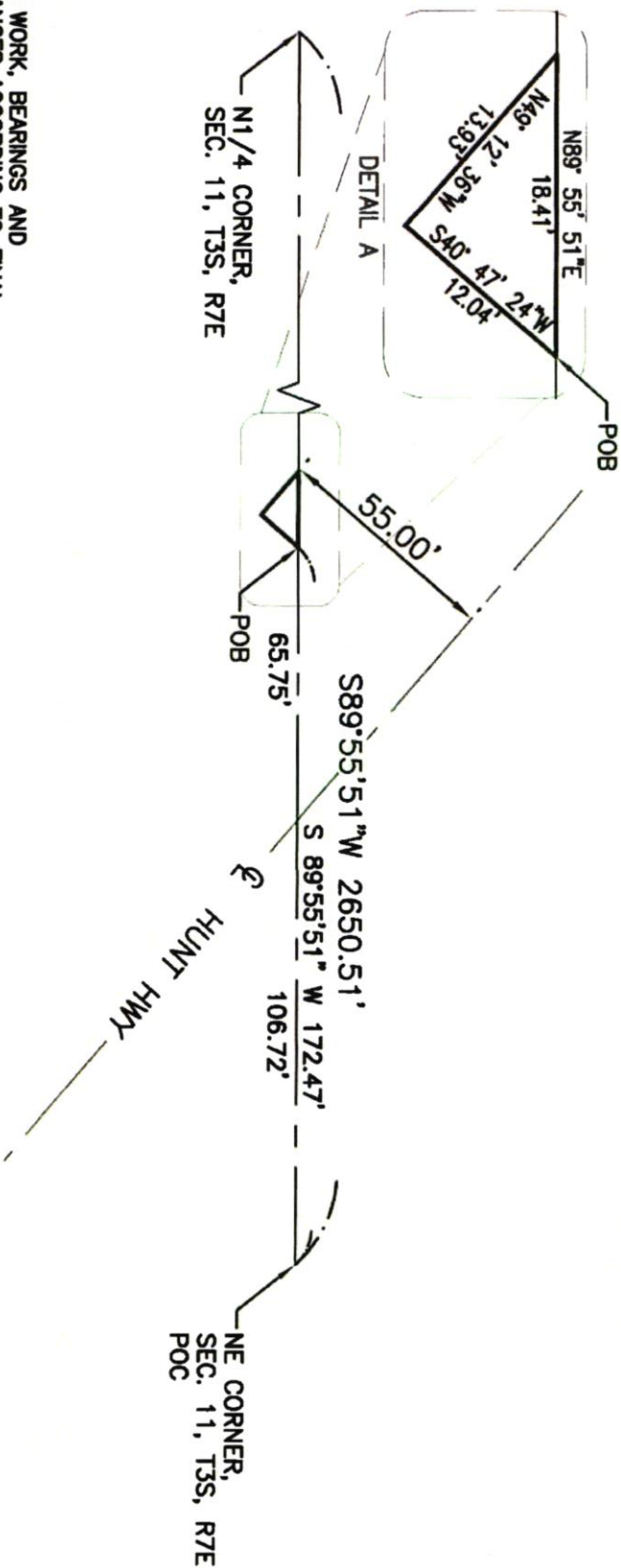
CONTAINING:

0.0019 ACRES, 84 SQUARE FEET MORE, OR LESS.



Exp. 3/31/2024

EXHIBIT OF LAND DESCRIPTION



LINE WORK, BEARINGS AND DISTANCES ACCORDING TO FINAL PLAT SAN TAN HEIGHTS, PARCEL J AS RECORDED AT FEE 2003-048377 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA

THIS EXHIBIT IS MEANT TO ACCOMPANY AN LAND DESCRIPTION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

AREA:
0.0019 ACRES OR
84 SF MORE OR LESS



PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

SURVEY



| | |
|----------------|-----------------|
| COST CENTER #: | 31111664 |
| FILE: | Hunt Mv/sta.dwg |
| DATE: | 11/14/2023 |