

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 A SPECIAL WARRANTY DEED FOR REAL  
PROPERTY**

WHEREAS, on May 10, 2024, a Special Warranty Deed ("Deed") was executed by Champion San Tan Holdings, LLC., a Utah limited liability company ("Grantor") conveying all right, title and interest Grantor held in certain real property to Pinal County, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the Special Warranty Deed from Champion San Tan Holdings, LLC.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Special Warranty Deed is hereby accepted and title to the subject real property shall vest in Pinal County.

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.

\_\_\_\_\_  
Mike Goodman  
Chairman of the Board

ATTEST:

\_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Deputy County Attorney

**EXHIBIT A**  
**TO**  
**RESOLUTION NO. \_\_\_\_\_**

**[Special Warranty Deed Champion San Tan Holdings LLC]**

**See following pages.**



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

WHEN RECORDED MAIL TO:

Pinal County Public Works Dept  
Attn. Real Estate Section  
P.O. Box 749  
Florence, AZ 85132

DATE/TIME: 05/15/2024 1632  
FEE: \$30.00  
PAGES: 6  
FEE NUMBER: 2024-036599

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

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**CAPTION HEADING:**

**SPECIAL WARRANTY DEED**

This document is being re-recorded to include the Grantor signature  
and notary acknowledgment page left off in error.

**DO NOT REMOVE**

**THIS IS PART OF THE OFFICIAL DOCUMENT**

**COURTESY RECORDING  
NO TITLE LIABILITY**

WHEN RECORDED RETURN TO:  
Pinal County Public Works Department  
Attn: Real Estate Section  
P.O. Box 749  
Florence, AZ 85132

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

55005009C 1 of 1



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis  
Electronically Recorded

DATE/TIME: 05/10/2024 1452

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2024-035294

**SPECIAL WARRANTY DEED**

For the consideration of **\$10.00 and No/100 Dollars (\$10.00)** and other valuable consideration, CHAMPION SAN TAN HOLDINGS, LLC, **"Grantor"** does hereby grant and convey to the PINAL COUNTY, a political subdivision of the State of Arizona, **"Grantee"** 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.

*\* a Utah limited liability company*

This conveyance and the warranties contained in this instrument are hereby expressly made subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record.

AND THE SAID GRANTOR will only warrant and forever defend the right and title to the above described property unto the said GRANTEE against the claims of those persons claiming by, through or under GRANTOR, but not otherwise.

[Signature pages follow]

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

**GRANTOR:** CHAMPION SAN TAN HOLDINGS, LLC,  
*a Utah limited liability company*

By: Mike Morley

Title: \_\_\_\_\_  
Manager

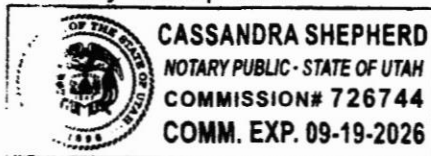
**ACKNOWLEDGEMENT OF GRANTOR**

STATE OF Utah )  
 ) ss  
COUNTY OF Utah )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May, 2024, by Mike Morley for CHAMPION SAN TAN HOLDINGS, LLC.

Cassandra Shepherd  
Notary Public (signature)

Notary Stamp Seal



My Commission Expires: 9.19.26

**Exhibit "A"**  
**Champion San Tan Holdings, LLC**

## LEGAL DESCRIPTION

### BELLA VISTA ROAD AND STARDUST DRIVE RIGHT-OF-WAY DEDICATION

That portion of the Southeast quarter of Section 17, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Southeast corner of said Section 17, from whence the South quarter corner of Section 17 bears South 89° 33' 40" West (Basis of Bearings) a distance of 2688.88 feet;  
Thence South 89° 33' 40" West along the South line of the Southeast quarter of Section 17 a distance of 703.84 feet to the **POINT OF BEGINNING**;  
Thence continuing South 89° 33' 40" West along said South line a distance of 640.60 feet to the Southeast corner of "Rancho Bella Vista Unit 2" a plat recorded in Cabinet E, Slide 39, records of Pinal County, Arizona;  
Thence North 02° 36' 50" West along the East line of said plat and being the monument line of Stardust Drive a distance of 566.68 feet;  
Thence North 89° 21' 00" East a distance of 30.02 feet;  
Thence South 02° 36' 50" East parallel with and 30.00 feet East of said monument line a distance of 195.22 feet;  
Thence North 87° 23' 10" East a distance of 10.00 feet;  
Thence South 02° 36' 50" East parallel with and 40.00 feet East of said monument line a distance of 231.42 feet;  
Thence South 11° 40' 50" West a distance of 40.53 feet;  
Thence South 02° 36' 50" East parallel with and 30.00 feet East of said monument line a distance of 9.82 feet;  
Thence South 46° 31' 42" East a distance of 30.26 feet to the North line of the South 70.00 feet of the Southeast quarter of Section 17;  
Thence North 89° 33' 40" East along said North line a distance of 327.48 feet;  
Thence South 00° 26' 20" East a distance of 8.00 feet;  
Thence North 89° 33' 40" East a distance of 6.00 feet;  
Thence North 00° 26' 20" West a distance of 8.00 feet;  
Thence continuing along said North line North 89° 33' 40" East a distance of 258.98 feet;  
Thence South 00° 15' 30" East a distance of 70.00 feet to the **POINT OF BEGINNING**.

Containing 62,525 sq. ft. or 1.4354 acres

See attached Exhibit Drawing by reference made part hereto.



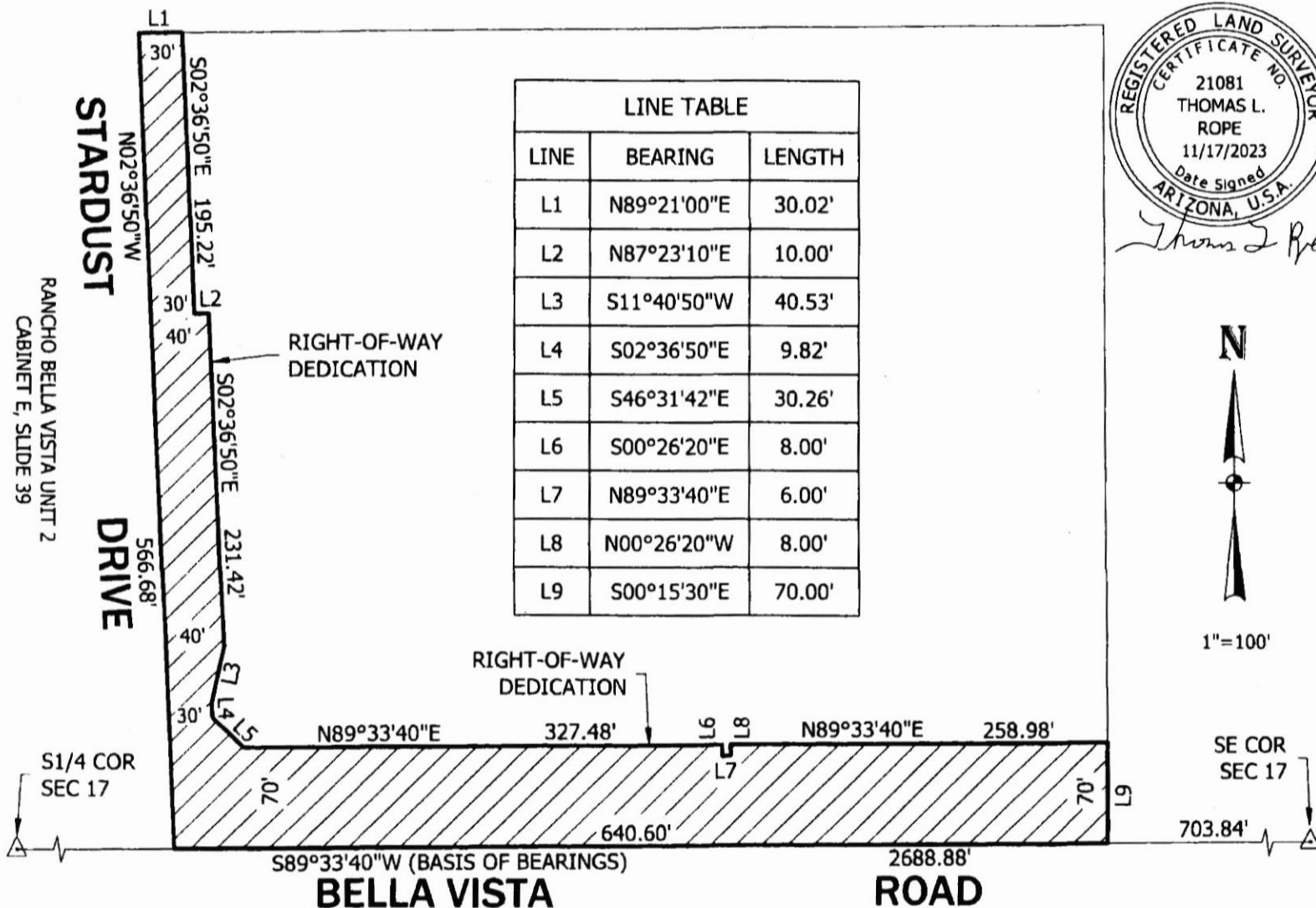
*Thomas L. Rope*

Land Survey Services PLC  
20651 W. Pasadena Avenue  
Buckeye, AZ 85396-1255

Phone 602.703.7010

Job No. 23042

A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
T3S, R8E, G.&S.R.B.M., PINAL COUNTY, ARIZONA



Phone: 602.703.7010  
Date: NOV 2023  
Job No.: 23042

**EXHIBIT**

Land Survey Services, PLC  
20651 W. Pasadena Avenue  
Buckeye, AZ 85396-1255