

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 WARRANTY DEED FOR RIGHT OF WAY
TO A PORTION OF SIERRA VISTA DRIVE.**

WHEREAS, June 19, 2024, a Warranty Deed (“Deed”) was executed by **WOLFCOR, L.L.C., an Arizona Limited Liability Company** as (“Grantors”) conveying all right, title and interest Grantors 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 **WOLFCOR, L.L.C., an Arizona Limited Liability Company**.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the General 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
[Warranty Deed – Fee #2024-055191]

See following pages.

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OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 07/23/2024 0906
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2024-055191

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **WOLFCOR, L.L.C., an Arizona Limited Liability Company**. 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 18th day of June, 2024.

Signature of **GRANTOR**:

WOLFCOR, L.L.C., an Arizona Limited Liability Company

By: Benny Wolfswinkel
Its: Member/Manager

Benny Wolfswinkel
Signature

By: Kathy Aleman
Its: Manager

Kathy Aleman
Signature

State of ARIZONA _____)
County of Maricopa) ss.

The foregoing Warranty Deed was acknowledged before me this 19th day of June, 2024, by Penny Wolfswinkel, Member/Manager of Wolfcor, L.L.C., an Arizona Limited Liability Company, for and on behalf thereof.



Shari K. Olson
Notary Public
My Commission Expires: 8/31/25

State of ARIZONA _____)
County of Maricopa) ss.

The foregoing Warranty Deed was acknowledged before me this 19th day of June, 2024, by Kathy Aleman, Member/Manager of Wolfcor, L.L.C., an Arizona Limited Liability Company, for and on behalf thereof.



Shari K. Olson
Notary Public
My Commission Expires: 8/31/25

EXHIBIT A
Legal Description – See following pages



EXHIBIT "A"
PINAL COUNTY, AZ - APN 210-23-001F
RIGHT-OF-WAY

Job No. 21-0006

September 11, 2023

An Easement located in the Northwest Quarter of Section 23, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, and being more particularly described as follows:

BEGINNING at the Northwest Corner of said Section 23, being an aluminum cap flush, from which the West Quarter Corner of said Section 23, being a brass cap flush, bears South 02 degrees 17 minutes 52 seconds East, 2648.99 feet (**BASIS OF BEARING**);

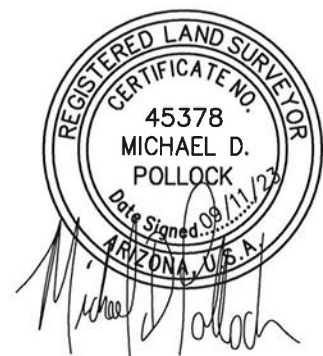
Thence along the North line of the Northwest Quarter of said Section 23, North 89 degrees 42 minutes 16 seconds East, 55.03 feet;

Thence along the East line of the West 55.00 feet of said Northwest Quarter, South 02 degrees 17 minutes 52 seconds East, 760.28 feet;

Thence South 89 degrees 42 minutes 16 seconds West, 55.03 feet to the West line of said Northwest Quarter;

Thence along said West line, North 02 degrees 17 minutes 52 seconds West, 760.28 feet to the **POINT OF BEGINNING**.

Said overall parcel of land contain a total of **41,815** square feet (**0.9599** acre), more or less.



EPS Group, Inc. • 1130 N. Alma School Rd, Suite 120 • Mesa, AZ 85201
Tel (480) 503-2250 • Fax (480) 503-2258

S:\Projects\2021\21-0006\Land Survey\Legals\~21-0006 Terra Linda ROW\21-0006 Terra Linda - ROW - Legal Description.docx

POINT OF BEGINNING
NORTHWEST CORNER
SEC 23, T3S, R8E

FOUND 3" ALUMINUM CAP

E BELLA VISTA ROAD

N89°42'16"E 2687.07'

NORTH 1/4 COR
SEC 23, T3S, R8E

FOUND 1 1/2"
ALUMINUM CAP
SRP 42487

2632.04'

L1
55.0'
R/W

EASEMENT AREA
41,815 SF
(0.9599 ACRES)

APN: 210-23-001F
WOLFCOR LLC,

LINE TABLE

LINE	BEARING	LENGTH
L1	N89°42'16"E	55.03'
L2	S89°42'16"W	55.03'

SIERRA VISTA DRIVE
S21°17'52"E 2648.99' (BASIS OF BEARINGS)

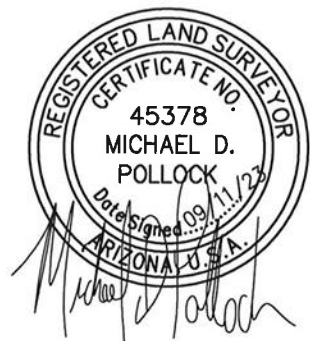
S02°17'52"E 760.28'

760.28'

55.0'
R/W

L2

WEST 1/4 CORNER, SEC 23, T3S, R8E
FOUND BRASS CAP IN HAND HOLE



1" = 100'

Sep 11, 2023 10:06am S:\Projects\2021\21-0006 Terra Linda ROW\21-0006 Terra Linda ROW - ROW - Layout.dwg
mpollock

21-0006

PINAL COUNTY, AZ - APN 210-23-001F
RIGHT-OF-WAY

EXHIBIT "A"



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