When recorded mail to:
Pinal County Development Services
P.O Box 749
Florence, AZ 85132

(The above space reserved for recording information)

Property Donation Agreement

DOCUMENT TITLE

The following document is being presented for recordation:

Real Property Donation Agreement between Pinal County (Donor) and Town of Kearny (Donee)

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

REAL PROPERTY DONATION AGREEMENT BETWEEN THE TOWN OF KEARNY, AND PINAL COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF ARIZONA

This real property Donation Agreement by and between Pinal County (hereinafter "Donor"), a political subdivision of the State of Arizona, with an address of 135 N. Pinal Street Florence AZ 85132, and The Town of Kearny, (hereinafter "Donee"); and

WHEREAS, Donor holds title to real property parcel 301-12-0350 situated in Pinal County Arizona, (hereinafter the "Property") legally described and attached hereto as **Exhibit "A"**; and

WHEREAS**,** A.R.S. § 11-201A and 11-251 authorizes the Counties to acquire and hold a real property through purchase or donation; and

WHEREAS, the County is authorized by A.R.S. § 11-254.04 to appropriate and spend monies in connection with economic development activities including the conveyance of real property;

WHEREA**S,** Kearny has identified potential uses of the Property which will enhance and assist in the creation and retention of jobs in the Kearny area and otherwise enhance the economic welfare of its residents; and

WHEREAS, the Town of Kearny agrees to grant Pinal County adequate office space in this or another Kearny building for critical community or emergency events as determined by the County.

WHEREAS**,** Donor wishes to donate and Donee wishes to accept the Property to be used for Economic Development purpose, subject to the following terms and conditions.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. County will execute and deliver a Quit Claim Deed as to the form attached hereto as **Exhibit "B"**, transferring the Property to Donee.

2. The transfer of the Property is a donation with no monetary payment due from the Donee, and the right of an appraisal and just compensation is hereby waived.

3. Donee represents and acknowledges that it has not relied upon on any information (written or verbal) provided by the Donor, its officers, employees, or agents with respect to any taxation or other legal issue related to the donation and that it understands and acknowledges that it has been provided notice of its right to consult privately retained tax and/or legal counsel prior to execution of this Agreement.

4. Donee shall agree to terminate existing lease with the Donor immediately upon this agreement being fully executed and agrees to grant Pinal County adequate office space in this or another Kearny building for critical community or emergency events as determined by the County.

6. Donor is responsible for all assessments owed on the property as of the date of the delivery of the Quit Claim Deed to Donee.

7. Donor is conveying and agrees to donate the Property for the use of Economic Development.

8. Donor represents and warrants that it has followed the requirements and procedures and formation documents in the approval of this donation and that it has full authority to transfer the Property**.**

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seal on the day and year written below.

DONOR:

PINAL COUNTY, a political subdivision of the State of Arizona

By:_____
Chairman of the Board

Dated: _____

ATTEST

_____
Clerk of the Board of Supervisors

APPROVE AS TO FORM

_____
Deputy County Attorney

DONEE:

TOWN OF KEARNY

By: _____
Mayor

Dated: _____

ATTEST:

_____
Town Clerk

APPROVED AS TO FORM

_____
Town Attorney

EXHIBIT A
Legal Description of Property

Lot Four (4), Block B, as shown on the REPLAT of Blocks A, B, & 20 of KEARNY SUBDIVISION NO.2 and recorded in Cabinet B, Slide 79, on December 08, 1993 in the office of the County Recorder of Pinal County, Arizona and recorded in Consent to Replatting recorded in docket 1963, page 759, instrument # 099995, on December 8th, 1993 in said Pinal County Recorder's Office as follows;

BEGINNING at the Southeast corner of Lot One (1), Block B, as shown on the plat of KEARNY SUBDIVISION NO 2 and recorded in Book 9, Page 17 of Maps, Pinal County Recorder's Office, Florence, Arizona; Thence South 34° 07' East, a distance of 43.81 feet; Thence South 42° 25' 10" East, a distance of 130 feet to the TRUE POINT OF BEGINNING; Thence South 42° 25' 10" East, a distance of 100.00 feet; Thence South 47° 34' 50" West a distance of 150.00 feet; Thence North 42° 25' 10" West a distance of 100.00 feet; Thence North 47° 34' 50" East, a distance of 150.00 feet to the POINT OF BEGINNING;

EXCEPTING THEREFROM, all coal, oil, gas and other mineral deposits, as reserved in the Patent recorded in Docket 188, page 435.

EXHIBIT B
FORM OF DEED

When recorded mail to:
Town of Kearny
Anna Flores
912-C Tilbury Drive
PO BOX 639
Kearny, AZ 85137

QUIT CLAIM DEED

EXEMPT: A.R.S. § 11-1134 A (4)

For the consideration of One Dollar ($1.00) and other valuable consideration, **PINAL COUNTY, a political subdivision of the State of Arizona (Grantor)** hereby quit-claims to the Town of Kearny, an Arizona municipal corporation, (Grantee) all right, title, interest and privileges appurtenant thereto in the following real property known as Assessor's parcel number 301-12-0350 and having an address of 355 W. Alden Road Kearny, AZ 85137, located in Pinal County, Arizona, as legally described in "Exhibit A" attached hereto and made a part hereof.

SUBJECT TO all matters of record.

Dated this _____day of _____, 2024.

GRANTOR:

PINAL COUNTY, a political subdivision of the State of Arizona

By:_____
Mike Goodman, Chairman of the Board

STATE OF ARIZONA)
) ss.
County of PINAL)

The foregoing Quit Claim Deed was acknowledged before me, dated this _____ day of _____, 2024 by Mike Goodman as the Chairman of the Board of Supervisors on behalf of Pinal County.

_____
Notary Public

My Commission Expires: _____

SAMPLE

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SAMPLE