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

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Hossein Sattari, Husband of Suzan Sattari, as his sole and separate property**, Grantor, do hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona,** Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereu to belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easer nt will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

All provisions herein shall be binding upon the heirs, successors and assigns of the parties hereto.

The Grantor(s) hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Deed of Easement as of the 26 day of October, 2024.

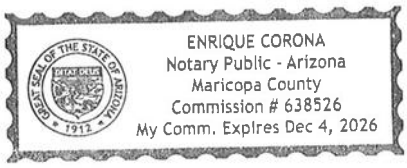
GRANTOR:
Hossein Sattari

By:_____
Hossein Sattari

BALANCE OF PAGE INTENTIONALLY LEFT BLANK – NOTARY ACKNOWLEDMENT FOLLOW

STATE OF ARIZONA)
) ss.
County of ~~Pinal~~ Maricopa)

The foregoing instrument was duly acknowledged before me this 26 day of October, 2024, by Hossein Sattari.



Notary Public

My Commission Expires: 12/4/2026

GRANTEE:

PINAL COUNTY, ARIZONA, a political subdivision of the State of Arizona

Chairman of the Board

ATTEST:

Deputy/Clerk of the Board

APPROVED AS TO FORM:

Deputy County Attorney

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE SOUTH 24 FEET OF PARCEL 5, LOCATED IN SECTION 11, TOWNSHIP 06 SOUTH, RANGE 02 EAST OF THE GILA AND SALT RIVER MERIDIAN, AS SHOWN ON RECORD OF SURVEY, MINOR LAND DIVISION FILED IN BOOK 15, PAGE 199 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID PARCEL 5 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 11, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 11, BEARS NORTH 89 DEGREES 58 MINUTES 28 SECONDS EAST AT A DISTANCE OF 5297.11 FEET;

THENCE ALONG THE WEST LINE OF SAID SECTION 11, SOUTH 00 DEGREES 02 MINUTES 28 SECONDS WEST A DISTANCE OF 391.49 FEET;

THENCE LEAVING SAID WEST LINE, NORTH 89 DEGREES 58 MINUTE 29 SECONDS EAST A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 5 AND THE **POINT OF BEGINNING** OF THIS DESCRIPTION;

THENCE ALONG THE NORTH LINE OF SAID PARCEL 5, NORTH 89 DEGREES 58 MINUTES 29 SECONDS EAST A DISTANCE OF 622.29 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 5;

THENCE ALONG THE EAST LINE OF SAID PARCEL 5, SOUTH 00 DEGREES 03 MINUTES 50 SECONDS WEST A DISTANCE OF 268.15 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL 5, SOUTH 89 DEGREES 57 MINUTES 46 SECONDS WEST A DISTANCE OF 622.18 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 5;

THENCE ALONG THE WEST LINE OF SAID PARCEL 5 BEING PARALLEL WITH AND 40 FEET EAST OF THE WEST LINE OF SAID SECTION 11, NORTH 00 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 268.28 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION.

SAID SOUTH 24 FEET CONTAINING:

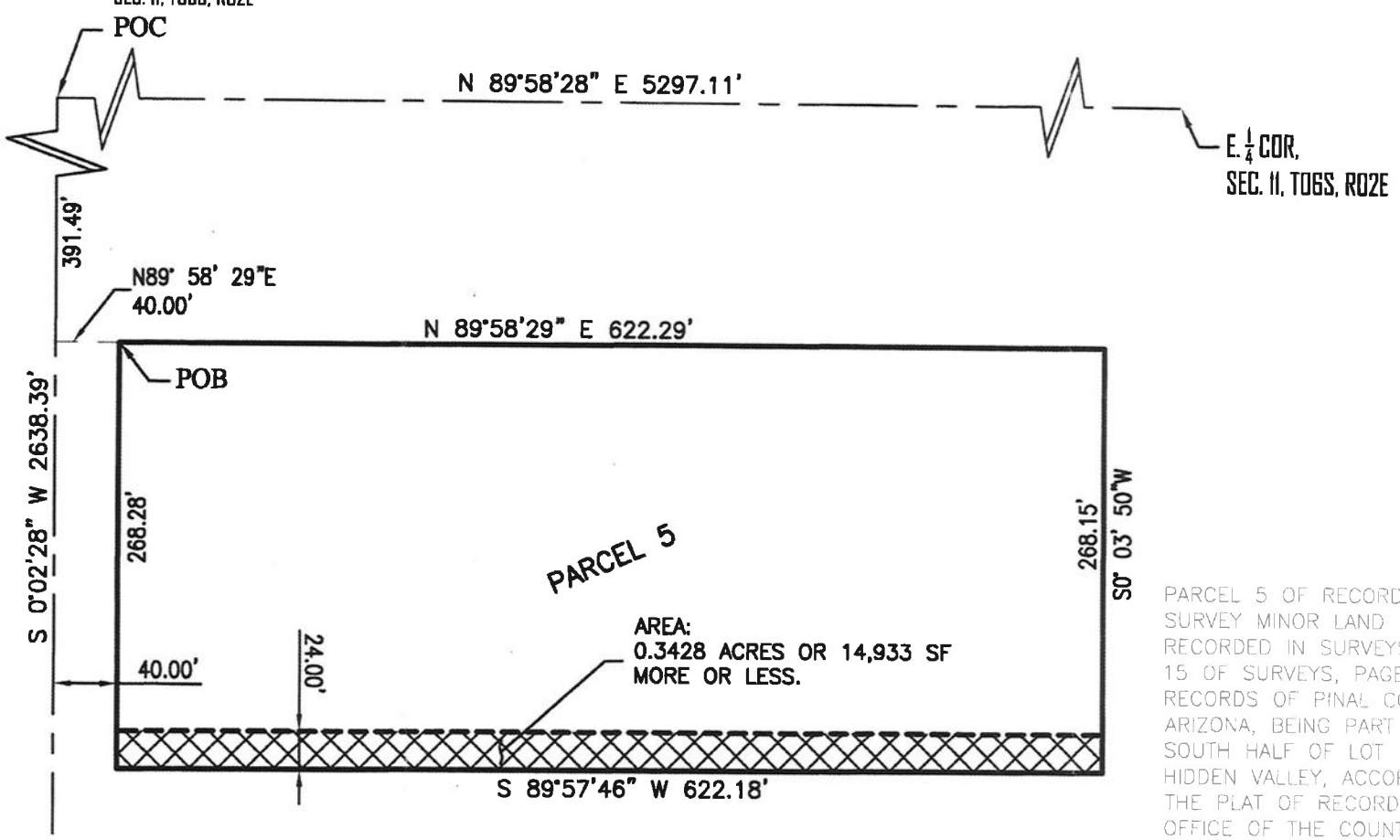
0.3428 ACRES OR 14,933 SQUARE FEET, MORE OR LESS.



EXP. 3/31/2027

EXHIBIT OF LEGAL DESCRIPTION

TOWNSHIP 06S,
RANGE 02E,
SECTION 11,
G&SRM



PARCEL 5 OF RECORD OF SURVEY MINOR LAND DIVISION, RECORDED IN SURVEYS BOOK 15 OF SURVEYS, PAGE 199, RECORDS OF PINAL COUNTY, ARIZONA, BEING PART OF THE SOUTH HALF OF LOT 1, OF HIDDEN VALLEY, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 8 OF MAPS, PAGE 40.

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

PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

SURVEY

COST CENTER #:	3111664
FILE:	Vanise Dr Esmt North.dwg
DATE:	8/15/2024