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

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS AUTHORIZING THE ACCEPTANCE OF A WARRANTY DEED TO CONSOLIDATE SEPARATE PARCELS INTO A SINGLE LOT

WHEREAS, Pinal County currently owns contiguous lots of real property currently designated as Assessor's Parcel Numbers 200-44-038B and 200-44-038C ; and

WHEREAS, it has been determined to be in the County's interest to combine the separate parcels into a single parcel; and

WHEREAS, in order to effectuate the combination of the separate parcels, a deed transferring the parcels as a single lot is required.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Chairman is authorized to execute the Warranty Deed to Pinal County attached hereto as Exhibit A;

BE IT FURTHER RESOLVED that the Warranty Deed once executed is hereby accepted and title to the subject real property as a single lot shall vest in the 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.

_____
Chairman of the Board

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A
[Warranty Deed]

See following pages

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

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(3)

That, **Pinal County, a political subdivision of the State of Arizona,** (Grantor), does hereby grant and convey to **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.

SUBJECT TO: current real property taxes, and all other matters of record, or matters that could be disclosed by a visual inspection or accurate survey of the real property.

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

IN WITNESS WHEREOF, Grantor has set their hand and seal the day and year written below.

Dated this _____ day of _____, 2024.

[SIGNATURES TO FOLLOW]

GRANTOR:
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

NOTARY ACKNOWLEDGEMENT OF GRANTOR

State of _____)
) ss.
County of _____)

The foregoing Warranty Deed was acknowledged before me this _____ day of _____, 2024, by Mike Goodman, Chairman of the Board of Pinal County, for and on behalf thereof.

_____
Notary Public

My Commission Expires: _____

EXHiBIT A
[Legal Description]

See following pages.

LEGAL DESCRIPTION

ALL THAT PORTION OF LAND ACCORDING TO WARRANTY DEED RECORDED AT DOCKET 1693, PAGE 862 IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA. SAID LAND DESCRIBED AS FOLLOWS:

BLOCK FIFTY-EIGHT (58), OF G. WHEAT'S ADDITION TO THE TOWN OF FLORENCE , ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 1, PAGE 120 OF MISCELLANEOUS RECORDS.

TOGETHER WITH:

THOSE PORTIONS OF THIRTEENTH STREET AND GRANITE STREET, ABANDONED BY THE TOWN OF FLORENCE BOOK 17, PAGE 353 OF MISCELLANEOUS RECORDS, DESCRIBED AS FOLLOWS:

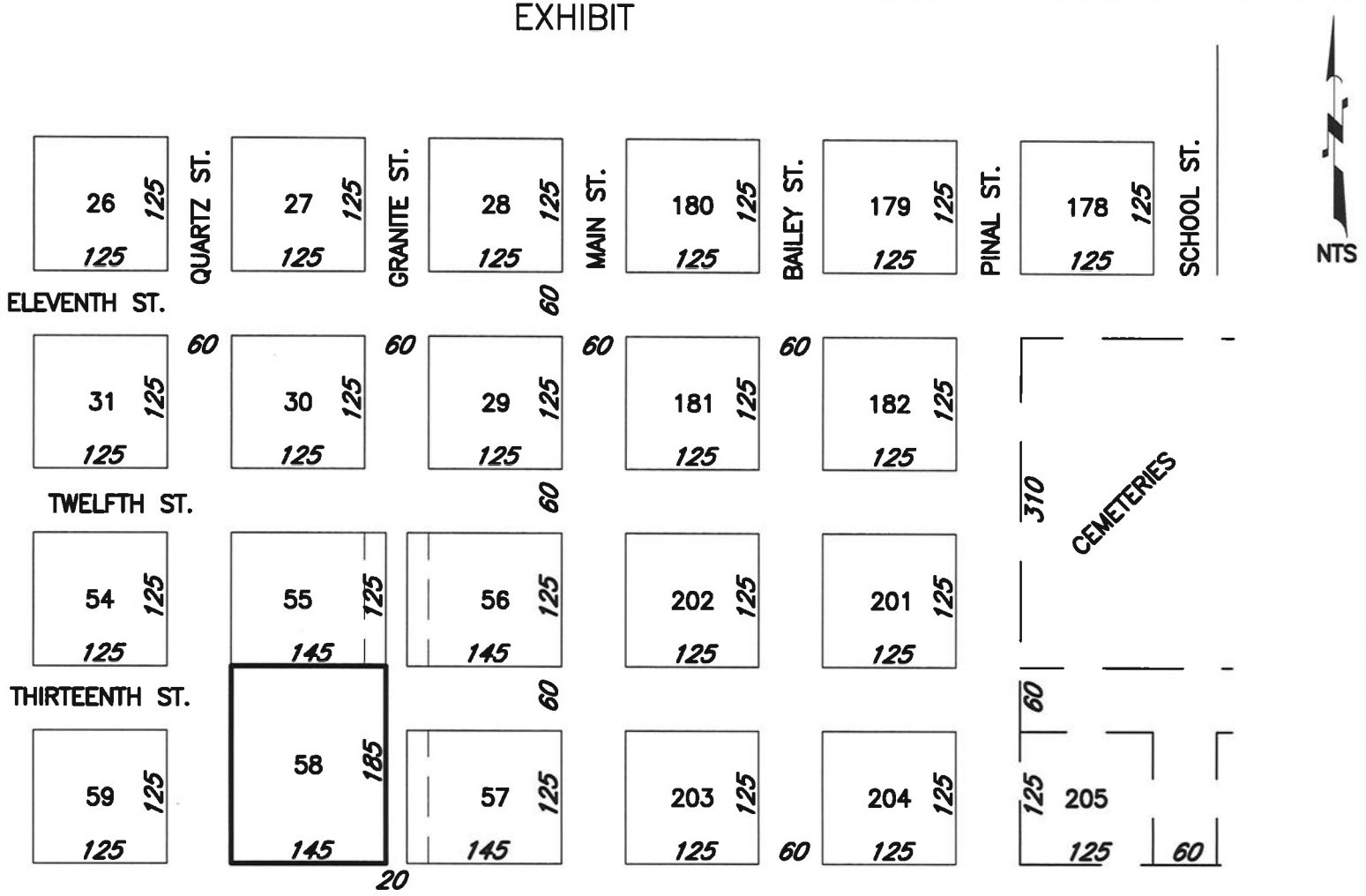
BEGINNING AT THE NORTHWEST CORNER OF BLOCK FIFTY-EIGHT (58), OF G. WHEAT'S ADDITION TO THE TOWN OF FLORENCE, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, RECORDED IN BOOK 1, PAGE 120 OF MISCELLANEOUS RECORDS, THENCE NORTH 60 FEET; THENCE EAST 145 FEET; THENCE SOUTH 87.80 FEET; THENCE WEST 20 FEET TO A POINT ON THE EAST LINE OF SAID BLOCK FIFTY-EIGHT (58); THENCE NORTH ALONG THE EAST LINE OF SAID BLOCK FIFTY-EIGHT (58), 27.80 FEET TO THE NORTHEAST CORNER OF BLOCK FIFTY-EIGHT (58); THENCE WEST ALONG THE NORTH LINE OF SAID BLOCK FIFTY-EIGHT (58), 125.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING:

26,825 SQUARE FEET OR 0.6158 ACRES MORE OR LESS.



EXHIBIT



THIS EXHIBIT IS REPRODUCTIONS OF PORTIONS OF G. WHEAT'S ADDITION TO THE TOWN OF FLORENCE PLAT BOOK 1, PAGE 120 AND "MAP OF THE TOWNSITE OF FLORENCE", PINAL COUNTY, AR. TY DATED OCTOBER 1882. IT DOES NOT CONSTITUTE A SURVEY AND IS MEANT FOR REFERENCE PURPOSES ONLY.

60—DENOTES STREET OR LOT DIMENSION

200—DENOTES LOT NUMBER

PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

SURVEY

COST CENTER #:	3111624
FILE:	BLOCK 58 LIBRARY PROP.
DATE:	8/08/2024