

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 AN AMENDED WARRANTY DEED FOR RIGHT OF WAY TO A PORTION OF HUNT HIGHWAY.

WHEREAS, on December 4, 2024, Pinal County Board of Supervisors Resolution No. 120424-RD24-052 approved and accepted Warranty Deed executed by Hunt Highway Partners, LLC, an Arizona limited liability company, as (“Grantor”) conveying all right, title and interest Grantor holds in certain real property to Pinal County, a political subdivision of the State of Arizona, as (“Grantee”). The legal description on said resolution was incorrect; and

WHEREAS, on January 29, 2025, the same Warranty Deed (“Deed”) was re-recorded to correct the legal description and is hereby being resubmitted, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the corrected Warranty Deed for right of way from Hunt Highway Partners, LLC, an Arizona limited liability company.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed attached hereto as Exhibit A 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 _____, 2025, 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

[Corrected Warranty Deed – Fee #2025-006482]

See following pages.

11K

When recorded mail to:

Pinal County Public Works
P.O Box 727
Florence, AZ 85232



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 01/29/2025 1045
FEE: \$0.00
PAGES: 11
FEE NUMBER: 2025-006482

(The above space reserved for recording information)

Correction Warranty Deed

DOCUMENT TITLE

EXEMPT A.R.S. 11-1134 B2

The following document is being presented for recordation
to correct legal description:

Warranty Deed dated September 26, 2024 and recorded
October 10, 2024 Fee #2024-077542, and re-recorded November 19, 2024;
Fee #2024-088764, between Hunt Highway Partners,
LLC, Grantor(s) to Pinal County (Grantee).

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.

6R



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 11/19/2024 1222
FEE: \$0.00
PAGES: 6
FEE NUMBER: 2024-088764

When recorded mail to:

Pinal County Public Works
P.O Box 749
Florence, AZ 85232

(The above space reserved for recording information)

Correction
Warranty Deed

DOCUMENT TITLE

The following document is being presented for re-recordation
to correct notary acknowledgement stamp on page 2:

Warranty Deed dated September 26, 2024 and recorded
October 10, 2024, Fee #2024-077542, between Hunt Highway Partners, LLC
Grantor(s) to Pinal County (Grantee).

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.

5R

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



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 10/10/2024 0917
FEE: \$0.00
PAGES: 5
FEE NUMBER: 2024-077542

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Hunt Highway Partners, LLC**, an Arizona limited liability company, Grantor(s), do 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.

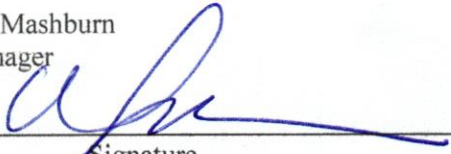
Grantor(s) warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 26th day of SEPTEMBER, 2024.

Signature of **GRANTOR(s)**:

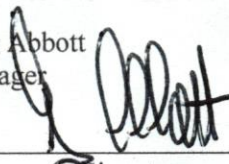
Hunt Highway Partners, LLC, an Arizona limited liability company

By: Lee Mashburn
Its: Manager



Signature

By: Greg Abbott
Its: Manager



Signature

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 26th day of September, 2024, by Lee Mashburn as Manager of Hunt Highway Partners, LLC, an Arizona limited liability company, for and on behalf thereof.



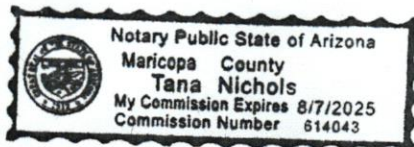


Notary Public

My Commission Expires: 8.7.2025

State of ARIZONA)
) ss.
County of)

The foregoing Warranty Deed was acknowledged before me this 26th day of September, 2024, by Greg Abbott as Manager of Hunt Highway Partners, LLC, an Arizona limited liability company, for and on behalf thereof.





Notary Public

My Commission Expires: 8/7/2025

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

DESCRIPTION FOR RIGHT-OF-WAY DEDICATION

PARCEL 12, 2002-004823, P.C.R.

The Northeasterly 20.00 feet of Parcel 1 and Parcel 2, of that certain MINOR LAND DIVISION SURVEY, A.P.N. 509-02-062C, according to Document Number 2023-075279, records of Pinal County, Arizona, being a portion of the North half of Section 12, Township 3 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.



JOB NO.: 221067
SECTION: 12
TOWNSHIP: 3 SOUTH
RANGE: 7 EAST
DATE: JULY 26, 2024
SHEET 1 OF 2



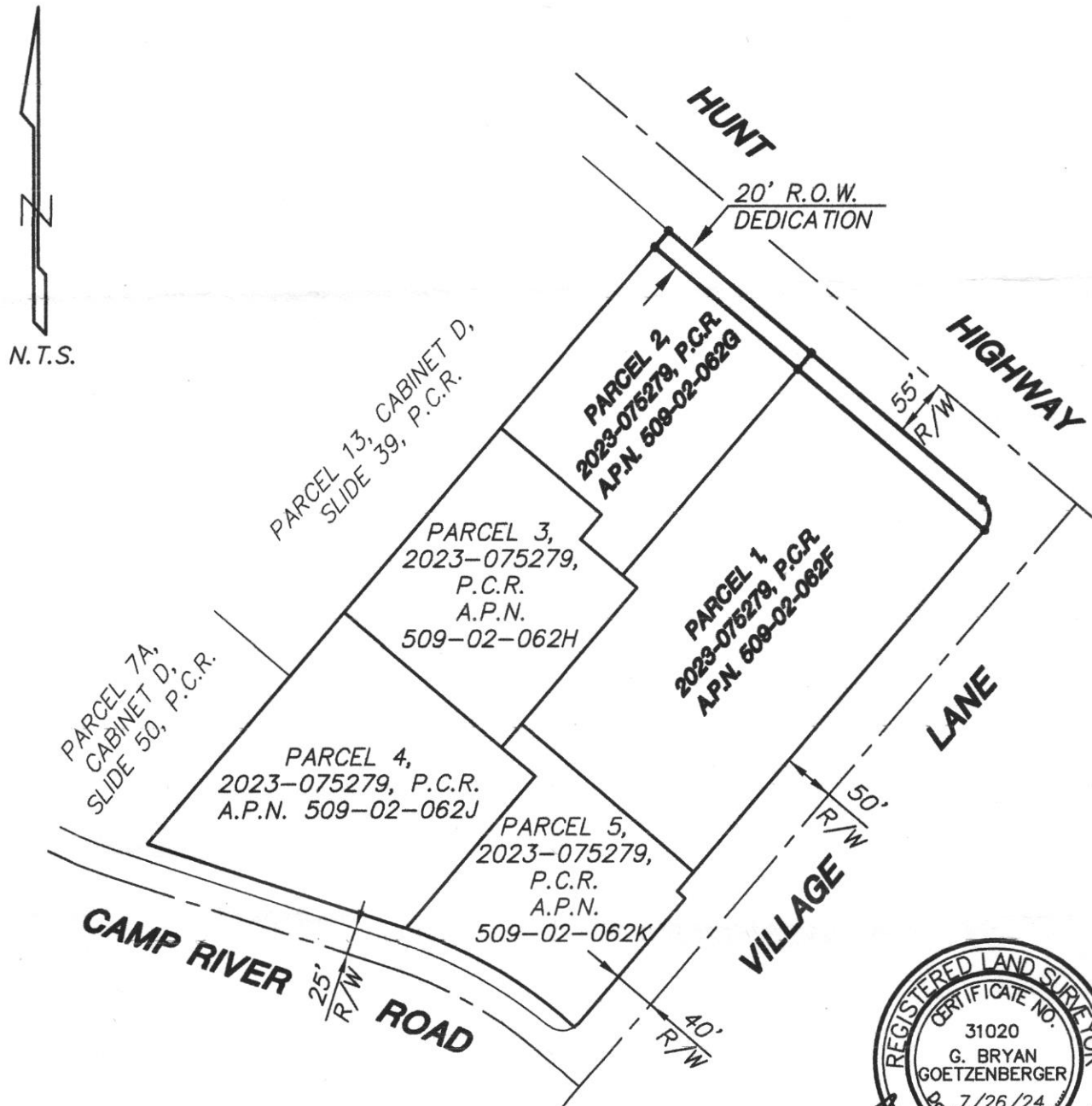
ALLIANCE
LAND SURVEYING, LLC

www.alliancelandsurveying.com

7900 N. 70th AVENUE
SUITE 104
GLENDALE, AZ 85303
TEL (623) 972-2200
FAX (623) 972-1616

contactus@azals.com

EXHIBIT FOR RIGHT-OF-WAY DEDICATION PARCEL 2, 2023-075279, P.C.R.



JOB NO.: 221067
SECTION: 12
TOWNSHIP: 3 SOUTH
RANGE: 7 EAST
DATE: JULY 26, 2024
SHEET 2 OF 2



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EXHIBIT A – CORRECTED

Legal Description - See following pages

DESCRIPTION FOR RIGHT-OF-WAY DEDICATION

PARCEL 12, 2002-004823, P.C.R.

A portion of Parcel 12, THE VILLAGE AT SAN TAN HEIGHTS – PHASE 1, According to the plat of record in the office of the County Recorder of Pinal County, Arizona, Recorded in Cabinet D, Slide 39 and Affidavit of Correction recorded as 2002-015639 of Official Records, being more particularly described as follows:

BEGINNING at the Northernmost corner of said Parcel 12, said point being marked with a 1/2" rebar with a cap stamped "L.S. 40527", said point also being the Northernmost corner of Parcel 2, according to Minor Land Division 23-0023, recorded in the Office of the County Recorder of Pinal County, Arizona as Document Number 2023-075279, said point lies North 40 degrees 43 minutes 12 seconds East 757.54 feet from the Southwest corner of said Parcel 12, being marked with a 1/2" rebar with a cap stamped "L.S. 40527";

Thence, along the Northeasterly line of said Parcel 12, South 49 degrees 12 minutes 37 seconds East 388.57 feet to a point of curvature;

Thence along a tangent curve to the right, having a radius of 20.00 feet, through a central angle of 89 degrees 54 minutes 25 seconds, an arc length of 31.38 feet to a point on the Southeasterly line of said Parcel 12;

Thence, along said Southeasterly line, South 40 degrees 41 minutes 48 seconds West 32.98 feet to a point on a non-tangent curve;

Thence along said non-tangent curve to the left, the radius point of which bears North 49 degrees 18 minutes 12 seconds West 33.00 feet, through a central angle of 89 degrees 54 minutes 25 seconds, an arc length of 51.78 feet to a point on a line 20.00 feet Southwesterly of, and parallel with, the Northeasterly line of said Parcel 12;

Thence, along said parallel line North 49 degrees 12 minutes 37 seconds West 375.60 feet to a point on the Northwesterly line of said Parcel 12;

Thence, along said Northwesterly line, North 40 degrees 43 minutes 12 seconds East 20.00 feet to the POINT OF BEGINNING.

Comprising 0.191 acres or 8,318 square feet,
subject to all easements of record.



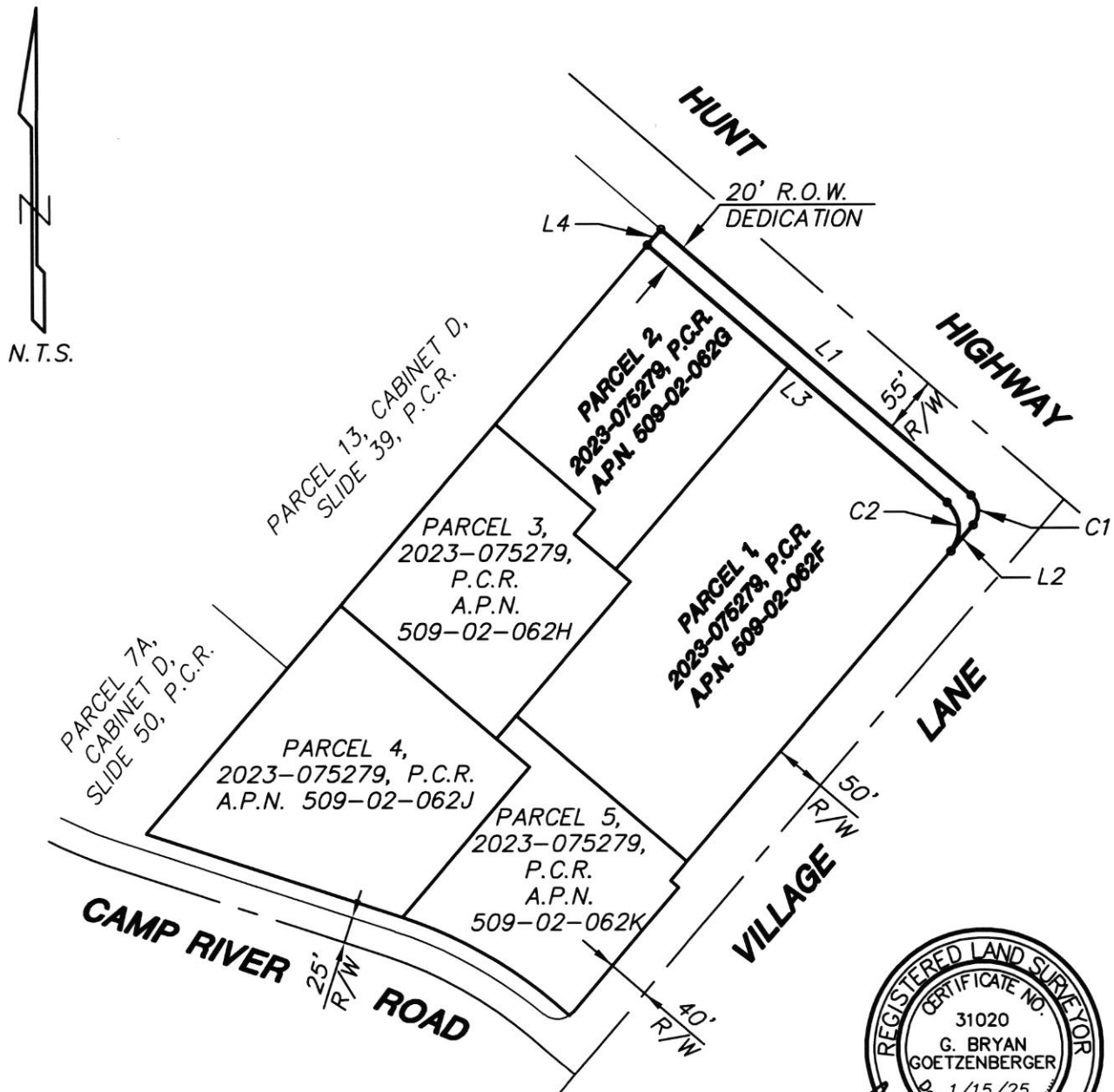
JOB NO.: 221067
SECTION: 12
TOWNSHIP: 3 SOUTH
RANGE: 7 EAST
DATE: JANUARY 15, 2025
SHEET 1 OF 3



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EXHIBIT FOR RIGHT-OF-WAY DEDICATION PARCEL 12, 2002-004823, P.C.R.



JOB NO.: 221067
SECTION: 12
TOWNSHIP: 3 SOUTH
RANGE: 7 EAST
DATE: JANUARY 15, 2025
SHEET 2 OF 3

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TABLES FOR RIGHT-OF-WAY DEDICATION

PARCEL 12, 2002-004823, P.C.R.

LINE	BEARING	DISTANCE
L1	S 49°12'37" E	388.57'
L2	S 40°41'48" W	32.98'
L3	N 49°12'37" W	375.60'
L4	N 40°43'12" E	20.00'

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	20.00'	31.38'	89°54'25"	N 04°15'24" W	28.26'
C2	33.00'	51.78'	89°54'25"	N 04°15'24" W	46.63'



JOB NO.: 221067
 SECTION: 12
 TOWNSHIP: 3 SOUTH
 RANGE: 7 EAST
 DATE: JANUARY 15, 2025
 SHEET 3 OF 3



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