

When recorded mail to:

45030 LLC  
P.O. Box 604  
Maricopa, AZ 85139

APN No. 510-17-011C

Exempt A.R.S. 11-1134 (B2)

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The above space reserved for recording information

**CORRECTIVE QUIT CLAIM DEED**

**THIS DOCUMENT IS BEING RECORDED SOLELY FOR THE PURPOSE OF  
CORRECTING A PRIOR RECORDED CORRECTIVE QUIT CLAIM DEED.**

This corrective quit claim deed is given to correct an error in that certain corrective quit claim deed recorded August 29, 2017 at Fee Number 2017-062369 in the Official Records of the Pinal County Recorder (the "August 29, 2017 Deed"), such August 29, 2017 Deed being attached hereto and incorporated herein as Exhibit A.

The August 29, 2017 Deed was recorded to correct certain errors with the name of the grantee and in the legal description of the real estate set forth in that certain original quit claim deed recorded August 14, 2017 at Fee Number 2017-057996 in the Official Records of the Pinal County Recorder (the "August 14, 2017 Deed"), such August 14, 2017 Deed being attached hereto and incorporated herein as Exhibit B.

The error in the August 29, 2017 Deed was that while it purported to correct the grantee name and the legal description of the August 14, 2017 Deed, the August 29, 2017 Deed was not contemporaneously signed by the grantor of the August 29, 2017 Deed and accordingly, there is no evidence that the grantor of the August 14, 2017 Deed accepted either the revised grantee name or the revised legal description in the August 29, 2017 Deed. The following corrects the same.

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PINAL COUNTY**, a political subdivision of the State of Arizona ("**Grantor**"), hereby quitclaims to **45030 LLC**, an Arizona limited liability company ("**Grantee**"), all right, title and interest in and to the real property situated in Pinal County, Arizona described as follows:

That portion of the Southwest quarter of the Southeast quarter of Section 21, Township 4 South, Range 3 East of the GSRB&M, Pinal County, Arizona, described as follows:

Commencing at the SE corner of said Section 21, thence South 89 Degrees 48' 07" West, a distance of 1321.48 feet to POB and said point being on the South line of said Section 21; thence North 01 Degrees 15' 13" West, a distance of 197.93 feet to a point on the South right-of-way line of the Southern Pacific Railroad; thence continuing along said line North 53 Degrees 49' 25" West a distance of 147.04 feet; thence South 36 Degrees 10' 35" West a distance of 100.00 feet; thence North 53 Degrees 49' 25" West a distance of 120.00 feet thence North 36 Degrees 10' 35" East a distance of 100.00 feet to a point on the South right-of-way line of the Southern Pacific Railroad; thence continuing along said line North 53 Degrees 49' 25" West a distance of 189.70 feet; thence South 08 Degrees 49' 25" East, a distance of 148.29 feet; thence along the arc of a curve to the left having a radius of 120.00 feet, a distance of 94.25 feet; thence South 53 Degrees 49' 25" East, a distance of 246.53 feet; thence along the arc of a curve to the right having a radius of 80.00 feet; a distance of 73.40 feet; thence South 01 Degrees 15' 13" East, a distance of 34.40 feet; thence North 89 Degrees 48' 07" East, a distance of 70.01 feet to POB (Encumbered by an exclusive 30' ingress and egress access easement located over the easterly and northerly portions of said lot, as revealed in Docket 161, Page 471 and in Docket 168, Page 367). As shown on right-of-way plans for State Route 347 (Maricopa Road)/ADOT highway improvement project.

Signed the 1<sup>st</sup> day of July, 2020.

**GRANTOR**

Pinal County, a political subdivision of  
the State of Arizona

ATTEST:

By: \_\_\_\_\_  
Chair of the Board of Supervisors

By: \_\_\_\_\_  
Clerk of the Board of Supervisors

Approved and Accepted:

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF PINAL     )

The foregoing corrective quit claim deed dated \_\_\_\_\_, 20\_\_\_\_, and consisting of \_\_\_\_\_ pages, was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, the Chair of the Board of Supervisors, on behalf of Pinal County, Arizona, a political subdivision of the state of Arizona.

[Seal]

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

**GRANTEE**

45030 LLC, an Arizona limited liability company

By: \_\_\_\_\_  
Brian L. Foose, Managing Member

STATE OF ARIZONA     )  
  ) ss.  
COUNTY OF PINAL     )

The foregoing corrective quit claim deed dated \_\_\_\_\_, 20\_\_\_\_, and consisting of \_\_\_\_\_ pages, was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Brian L. Foose, the Managing Member of 45030 LLC, an Arizona limited liability company, on behalf of the company.

[Seal]

\_\_\_\_\_  
Notary Public  
My commission expires: \_\_\_\_\_

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**OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS**

**When recorded mail to:**

**45030 LLC  
PO BOX 604  
MARICOPA, AZ 85132**

**APN# 510-17-011C**

**DATE/TIME: 08/29/2017 1541  
FEE: \$0.00  
PAGES: 6  
FEE NUMBER: 2017-062369**



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**(The above space reserved for recording information)**

**QUIT CLAIM DEED**

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**DOCUMENT TITLE**

**THIS DOCUMENT IS BEING RE-RECORDED SOLEY FOR THE PURPOSE OF  
CORRECTING THE LEGAL DESCRIPTION**

**CORRECTED LEGAL DESCRIPTION ATTACHED "EXHIBIT A"**

**AND  
GRANTEE NAME TO: 45030 LLC**

**EXEMPT A.R.S. 11-1134 B2**

**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.**

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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

WHEN RECORDED MAIL TO:

45030 LLC  
PO BOX 604  
Maricopa AZ 85139

DATE/TIME: 08/14/2017 1103  
FEE: \$0.00  
PAGES: 2  
FEE NUMBER: 2017-057996



SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

EXEMPT: A.R.S 42-1614(A)(2)

APN # 510-17-011C

For consideration of Ten Dollars, and other valuable consideration,

Pinal County, a political subdivision of the State of Arizona

quit-claims to: 405030 LLC

all right, title or interest in the following real property situated in Pinal, County, ARIZONA:

A portion of Section 21, Township 4 South, Range 3 East of the GSRB&M; records of Pinal County, Arizona ; described as follows: Commencing at the Southeast corner of said Section 21, west 1321.48' to POB, thence north 197.93' to SPRR ROW, then northwesterly 147.04', southwest 100', northwest 120', northeast 100' to SPRR ROW, northwest 189.7', southeast 1148.29' along a curve southeast 94.25' continue southeast 246.53' along a curve southeasterly another 73.4', thence south 34.4', east 70.01' to POB. (Encumbered by a 30' ingress and egress easement over the southerly and northerly portions of described lot). Approximately 1.215 acres

Dated: 8/9/17

Pinal County, a political subdivision of the  
State of Arizona

A handwritten signature in dark ink, appearing to read "D. P. Shaw".

Chair of the Board of Supervisors

ATTEST:

A handwritten signature in dark ink, appearing to read "Shari Cruz".

Clerk of the Board of Supervisors

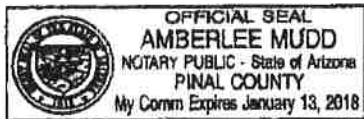
Approve and accepted

Chairman  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Clerk  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Arizona  
County of Pinal } ss:

The foregoing Quit Claim Deed, dated 8/9/17 and consisting of 2 page(s), was acknowledged before me this 11 day of August, 2017, by Stephen D. Miller, the Chairman of the Board of Supervisors, on behalf of the Pinal County

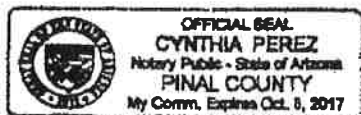


Allyson M. Allen  
Notary Public

State of Arizona  
County of Pinal } ss:

Brian L. Foote

The foregoing Quit Claim Deed, dated 9th August 2017 and consisting of 2 page(s), was acknowledged before me this 9th day of August, 2017, by Brian Leslie Foote



Cynthia Perez  
Notary Public

2017-057996  
This document is a full, true and correct  
copy of the original recorded in this office.

Attest August 20 2017

Virginia Ross  
Pinal County Recorder  
State of Arizona, County of Pinal

By Mary [Signature] Deputy

### EXHIBIT "A"

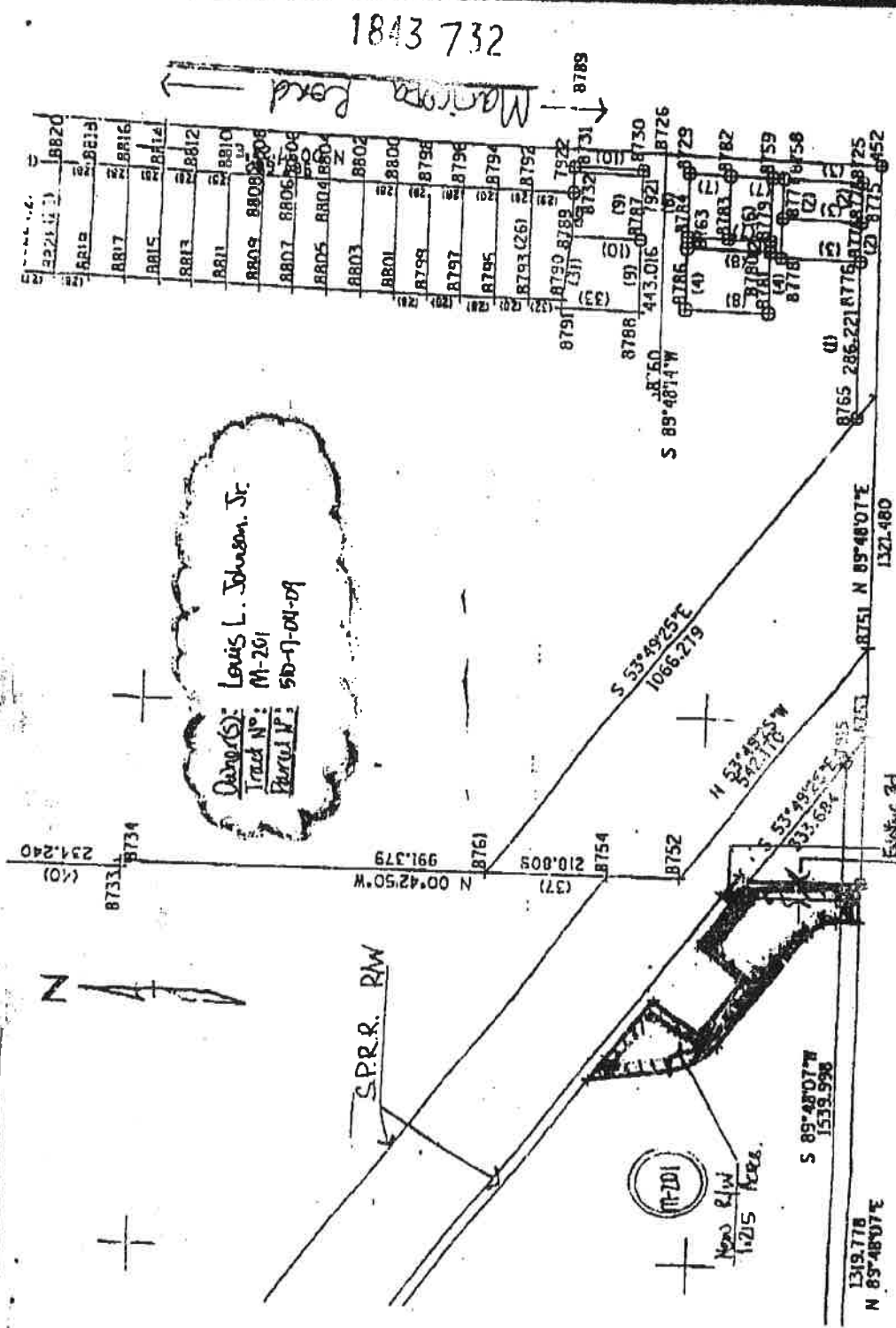
That portion of the Southwest quarter of the Southeast quarter of Section 21, Township 4 South, Range 3 East of the GSRB&M, Pinal County, Arizona, described as follows:

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See attached map, made a part hereof as reference.

Exempt from Affidavit of Real Value pursuant to A-3 exemption.





# EXHIBIT A

SEC 21-4-3, 7-09-98, RMR

2R

WHEN RECORDED MAIL TO:

45030 LLC  
PO BOX 604  
Maricopa AZ 85139

EXEMPT: A.R.S 42-1614(A)(2)

APN # 510-17-011C



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 08/14/2017 1103  
FEE: \$0.00  
PAGES: 2  
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quit-claims to: 405030 LLC

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Dated: 8/9/17

**Pinal County, a political subdivision of the  
State of Arizona**

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**Chair of the Board of Supervisors**

**ATTEST:**

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**Clerk of the Board of Supervisors**

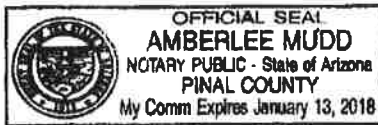
Approve and accepted

Chairman  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

Clerk  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

State of Arizona }  
County of Pinal } ss:

The foregoing Quit Claim Deed, dated 8/9/17 and consisting of 2 page(s), was acknowledged before me this 11 day of August, 2017, by Stephen D. Miller, the Chairman of the Board of Supervisors, on behalf of the Pinal County

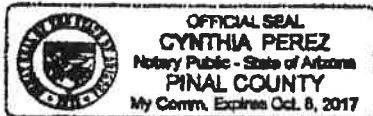


Amberlee Mudd  
Notary Public

State of Arizona }  
County of Pinal } ss:

Brian L. Foose

The foregoing Quit Claim Deed, dated 9th August 2017 and consisting of 2 page(s), was acknowledged before me this 9th day of August, 2017, by Brian Leslie Foose



Cynthia Perez  
Notary Public