

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 A SPECIAL WARRANTY DEED FOR FEE RIGHT OF WAY TO A PORTION OF SOUTH SUNLAND GIN ROAD, ARIZONA CITY

WHEREAS, on September 30, 2020, a Special Warranty Deed ("Deed") was executed by American Charter Development, LLC., an Arizona limited liability company, as ("Grantor") conveying all right, title and interest Grantor held in certain real property to Pinal County, a political subdivision of the State of Arizona, as ("Grantee"), for the benefit of the public, a copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the Special Warranty Deed for right of way from American Charter Development, LLC., an Arizona limited liability company.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Special Warranty Deed 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 _____, 2020, 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
TO
RESOLUTION NO. _____

[Special Warranty Deed / American Charter Development, LLC

See the following pages.

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SPECIAL WARRANTY DEED

EXEMPT: A.R.S. § 11-1134(A)(7)


That, **American Charter Development, LLC., an Arizona limited liability company, Grantor,** does hereby grant and convey to 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 hereof.

SUBJECT TO all matters of record.

Grantor warrants the title against all persons whomsoever claiming or to claim the same by, through or under Grantor but not otherwise, subject only to matters set forth above.

DATED this 30th day of September, 2020.


GRANTOR:


By: Mike Morley

Title: Manager

STATE OF Utah)
) ss.
COUNTY OF Utah)

The foregoing Warranty Deed was acknowledged before me this 30th day of Sept, 2020, by Mike Morley as the Manager of American Charter Dev., and being authorized so to do.


Notary Public

My Commission Expires 3.19.24



EXHIBIT A
LEGAL DESCRIPTION FOR RIGHT OF WAY DEDICATION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 SOUTH RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 12 FROM WHENCE THE EAST QUARTER CORNER BEARS SOUTH 00 DEGREES 54 MINUTES 40 SECONDS WEST;

THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, SOUTH 00 DEGREES 54 MINUTES 40 SECONDS WEST, A DISTANCE OF 290.98 FEET TO THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN FEE #2019-036730, ON FILE AT THE OFFICE OF THE PINAL COUNTY RECORDER, SAID POINT ALSO BEING POINT OF BEGINNING;

THENCE CONTINUE SOUTHERLY ALONG SAID LINE, A DISTANCE OF 213.00 FEET;

THENCE DEPARTING SAID LINE, NORTH 89 DEGREES 05 MINUTES 20 SECONDS WEST, A DISTANCE OF 75.00 FEET;

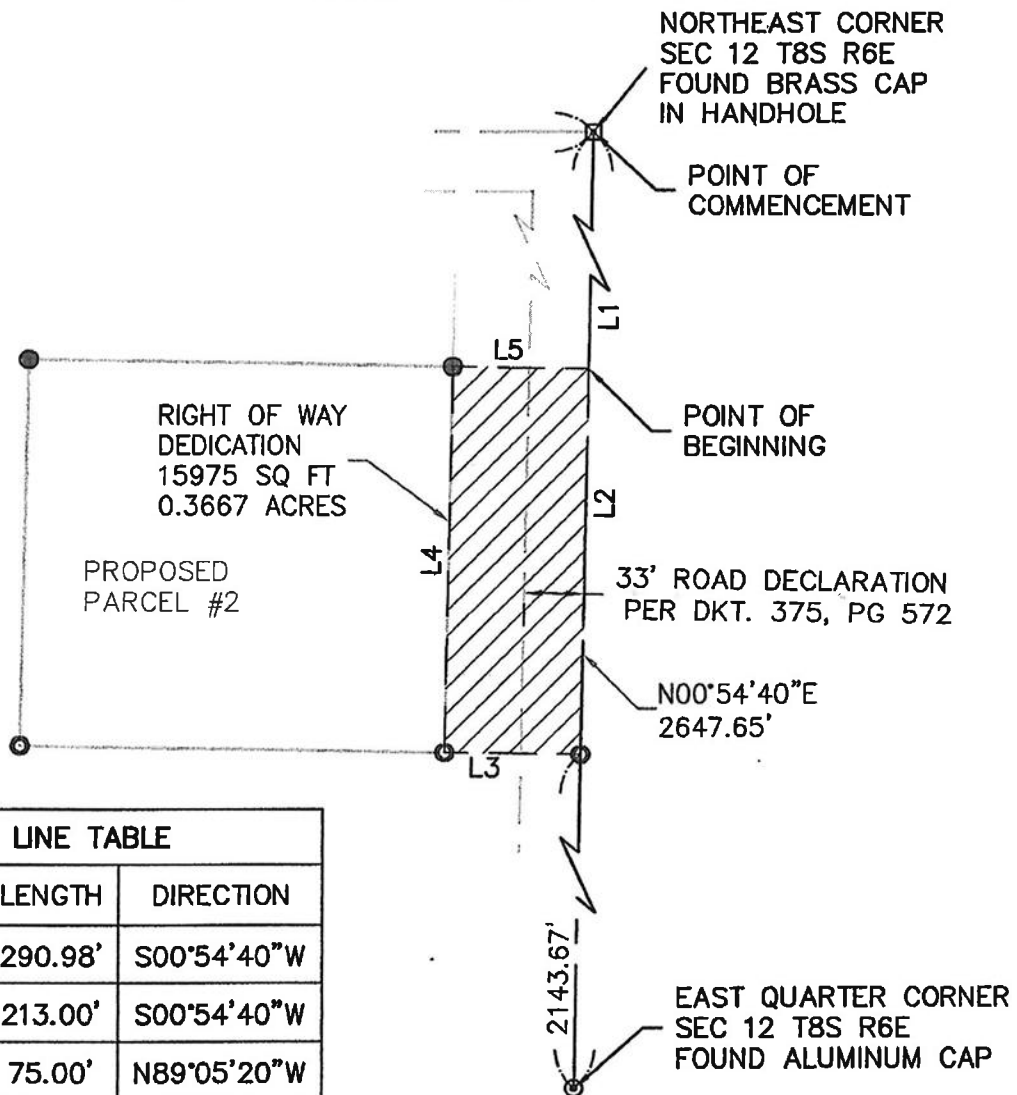
THENCE PARALLEL WITH AND 75.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH 00 DEGREES 54 MINUTES 40 SECONDS EAST, A DISTANCE OF 213.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN FEE #2019-036732, ON FILE AT THE OFFICE OF THE PINAL COUNTY RECORDER,;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 89 DEGREES 05 MINUTES 20 SECONDS EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,975.00 SQUARE FEET OR 0.3667 ACRES, MORE OR LESS.

END OF DESCRIPTION.

EXHIBIT B
RIGHT-OF-WAY
SECTION 12, TOWNSHIP 8 SOUTH, RANGE 6 EAST



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	290.98'	S00°54'40\"W
L2	213.00'	S00°54'40\"W
L3	75.00'	N89°05'20\"W
L4	213.00'	N00°54'40\"E
L5	75.00'	S89°05'20\"E



NOT TO SCALE

LEGEND

— — — — —	SECTION LINE
— — — — —	MONUMENT LINE
— — — — —	PROPERTY LINE
— — — — —	OTHERS PROPERTY LINE
- - - - -	EASEMENT

SHEET 1 OF 1
DATE: 09/25/2019

HARVEY LAND SURVEYING, INC.
PO BOX 10772
CASA GRANDE, ARIZONA 85130
(520) 876-4786