

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

WARRANTY DEED

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Midwest Land Trust LLC, a Delaware limited liability company, Grantor(s)**, does 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 hereof.

SUBJECT TO all matters of record.

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

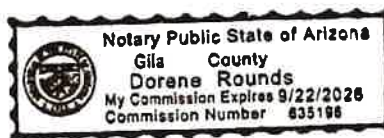
DATED this 31st day of October 2022.

Signature of GRANTOR(s):

Midwest Land Trust, LLC, a Delaware limited liability company

By: Kevin Black
Name: Kevin Black
Its: Vice President and General Manager

STATE OF ARIZONA)
) ss.
COUNTY OF Gila)



The foregoing Warranty Deed was acknowledged before me this 31st day of October 2022, by Kevin Black, as VP + General Manager for and on behalf thereof.

Dorene Rounds
Notary Public

My Commission Expires: Sept. 22, 2026

Parcel(s): APN 104-27-004B
Project: Kenworthy Road Improvement Project

GRANTEE ACCEPTANCE:

PINAL COUNTY BOARD OF SUPERVISORS:

By _____
Chairman of the Board

ATTEST:

Clerk/Deputy Clerk of the Board of Supervisors

Date: _____

Approved As To Form

Deputy County Attorney Date

**EXHIBIT A
TO
WARRANTY DEED**

[Legal Description]

See following pages.

EXHIBIT "A"
LEGAL DESCRIPTION
FOR
RIGHT OF WAY
OVER A PART OF APN 104-27-004B

A PARCEL OF LAND SITUATED IN A PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 21, FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 21, BEARS NORTH 00 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 2641.09 FEET;

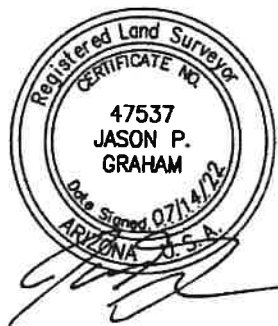
THENCE UPON AND WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 13 MINUTES 10 SECONDS WEST, A DISTANCE OF 732.45 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN DOCUMENT RECORDED AS FEE NO. 1999-025702, RECORDS OF PINAL COUNTY, ARIZONA;

THENCE DEPARTING SAID WEST LINE, UPON AND WITH THE NORTH LINE OF SAID FEE NO., NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST, A DISTANCE OF 42.00 FEET;

THENCE DEPARTING SAID NORTH LINE, SOUTH 44 DEGREES 48 MINUTES 23 SECONDS WEST, A DISTANCE OF 35.34 FEET;

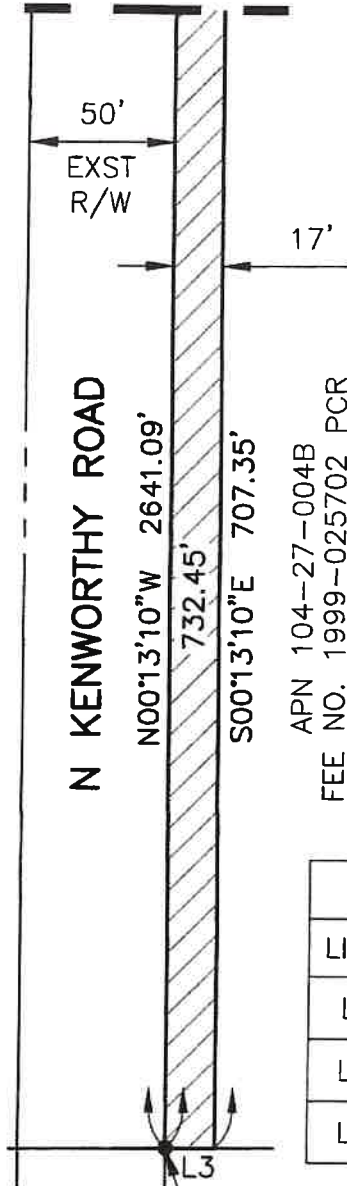
THENCE SOUTH 00 DEGREES 13 MINUTES 10 SECONDS EAST, A DISTANCE OF 707.35 FEET TO THE SOUTH LINE OF THE AFORESAID SOUTHWEST QUARTER OF SECTION 21;

THENCE UPON AND WITH SAID SOUTH LINE, SOUTH 89 DEGREES 30 MINUTES 27 SECONDS WEST, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING AND CONTAINING A COMPUTED AREA OF 12,763 SQUARE FEET OR 0.293 ACRES OF LAND, MORE OR LESS.



THIS IS NOT A PROPERTY BOUNDARY SURVEY.

MATCHLINE
LOWER RIGHT



APN 104-27-004B
FEE NO. 1999-025702 PCR



NTS

PARCEL AREA:
12,763 SF OR
0.293 ACRES

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N89°49'45"E	42.00'
L2	S44°48'23"W	35.34'
L3	S89°30'27"W	17.00'

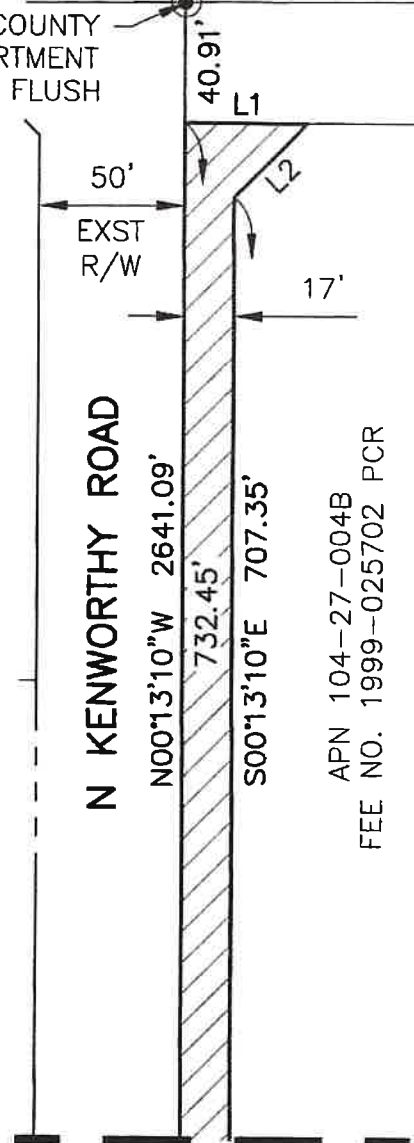
FND IRON PIPE
SWC SEC 21, T2S, R8E
POINT OF BEGINNING

FND REBAR
W 1/4 COR
SEC 21, T2S, R8E

CHANDLER
HEIGHTS RD

SHERRY LN

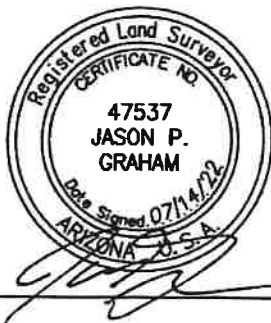
FND PINAL COUNTY
HIGHWAY DEPARTMENT
BRASS CAP FLUSH



APN 104-27-004B
FEE NO. 1999-025702 PCR

MATCHLINE
UPPER LEFT

DIBBLE



Dibble Project No
1021042.01

EXHIBIT "A"

RIGHT OF WAY

APN 104-27-004B

A PART OF SOUTHWEST 1/4 SECTION 21,
T2S, R8E, GILA & SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

DATE: JUL 2022

DRN: BAR CHK: CSD

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FILE: C:\Users\Beverly\OneDrive\Temp\AcPublish\26020\APN 104-27-004B-TCE.dwg DATE: Jul, 14 2022 TIME: 08:25 am

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N89°30'27"E	17.00'
L2	N44°48'23"E	35.34'
L3	N89°49'45"E	15.00'
L4	S00°13'10"E	35.89'
L5	S44°46'50"W	28.28'
L6	N89°46'50"E	10.00'
L7	S00°13'10"E	96.29'
L8	S89°30'27"W	30.00'
L9	N89°49'45"E	42.00'

DIBBLE

Dibble Project No
1021042.01

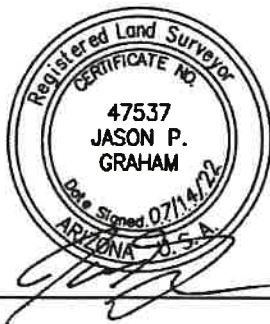


EXHIBIT "A"
TEMPORARY CONSTRUCTION EASEMENT
APN 104-27-004B

A PART OF SOUTHWEST 1/4 SECTION 21,
T2S, R8E, GILA & SALT RIVER MERIDIAN,
PINAL COUNTY, ARIZONA

DATE: JUL 2022

DRN: BAR CHK: CSD

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