

When recorded Mail to:

City of Goodyear  
City Clerk / LRB  
190 N. Litchfield Road  
P.O. Box 5100  
Goodyear, Arizona 85338

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

### SPECIAL WARRANTY DEED

GRANTOR:

**RADOS PROPERTIES-CALIFORNIA  
LAND LLC, a California limited liability  
company**

GRANTEE:

**CITY OF GOODYEAR, ARIZONA, an  
Arizona municipal corporation**

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **RADOS PROPERTIES-CALIFORNIA LAND LLC, a California limited liability company** (“Grantor”) does hereby grant and convey to the **CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation**, (“Grantee”), its successors and assigns, the following real property, together with all improvements thereon and all rights, privileges, easements, tenements, hereditaments and appurtenances pertaining thereto:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

SUBJECT ONLY TO current taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor hereby binds itself to warrant and defend the title as against all acts of the Grantor herein and no other.

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_ day of \_\_\_\_\_,  
2020.

*Signatures, Acknowledgements and Exhibits on Following Pages*

GRANTOR:  
**RADOS PROPERTIES-CALIFORNIA LAND LLC,**  
**a California limited liability company**

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

Name: Stephen S. Rados

Title: Managing Partner

*A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

State of California     }  
County of Orange     }

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

SIGNATURE \_\_\_\_\_

PLACE NOTARY SEAL ABOVE

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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

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

State of Arizona     )  
  )ss.  
County of Maricopa   )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_, as \_\_\_\_\_ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibit(s) on Following Page(s)*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

EXHIBIT "A"  
LEGAL DESCRIPTION FOR  
LIFT STATION SITE

All that certain lot, tract, or parcel of land, situated in a portion of the Southwest Quarter of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and being more completely described as follows, to-wit:

**COMMENCING** at a found Maricopa County aluminum cap stamped "RLS# 21080" for the South Quarter of said section 23, from which a found brass cap in handhole for the Southwest corner of said Section 23 bears North 89 deg. 59 min. 41 sec. West (Basis of Bearing) - 2639.84 feet;

**THENCE** North 00 deg. 16 min. 21 sec. East, along the North-South Mid-Section line of said section 23, a distance of 314.73 feet;

**THENCE** North 89 deg. 43 min. 39 sec. West, departing said North-South Mid-Section line, a distance of 92.66 feet, to the West right-of-way line of West Minnezona Avenue as described in a deed to the City of Goodyear recorded in Document No. 2010-0872257, MCR, said point being the **TRUE POINT OF BEGINNING**;

**THENCE** North 70 deg. 49 min. 27 sec. West, departing said West right-of-way line, a distance of 88.92 feet;

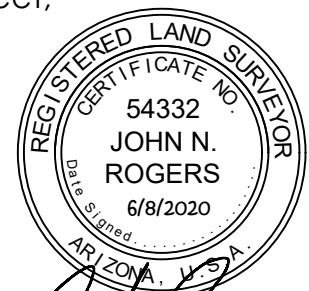
**THENCE** North 19 deg. 26 min. 27 sec. East, a distance of 68.02 feet;

**THENCE** South 65 deg. 36 min. 18 sec. East, a distance of 63.80 feet;

**THENCE** South 69 deg. 08 min. 42 sec. East, a distance of 24.52 feet to the West right-of-way line of said West Minnezona Avenue, said point being a Point of Curvature of a non-tangent circular curve to the left, having a radius of 800.00 feet, a central angle of 04 deg. 24 min. 20 sec., and being subtended by a chord which bears South 18 deg. 39 min. 08 sec. West - 61.50 feet;

**THENCE** in a southerly direction along said West right-of-way line and curve to the left, a distance of 61.51 feet to the **POINT OF BEGINNING**, containing 5,657 square feet or 0.130 acres of land, more or less.

*Exhibit map attached and made a part hereof.*



**RECORD DOCUMENTS**

THIS SURVEY IS SUPPORTED BY THE FOLLOWING RECORD INFORMATION:

(R1) RIGHT-OF-WAY DEDICATION  
2010-0872257, MCR

(R2) PV303 WEST III-A, MLD  
BK. 1359, PG. 21, MCR

RADOS PROPERTIES -  
CALIFORNIA LAND LLC  
2016-0467332, MCR

LIFT STATION SITE  
5,657 SQ. FT. / 0.130 AC.

**POINT OF BEGINNING**

80' R/W PER  
2010-0872257, MCR

NORTH-SOUTH  
MID-SECTION LINE  
SEC 23, T2N, R2W,

S 89°42'17" W (R1)  
N 89°59'41" W 2639.84'(M)(R2)

*BASIS OF BEARINGS*

S.W. COR. SEC 23, T2N, R2W,  
BRASS CAP IN HANDHOLE  
FOUND

**POINT OF COMMENCING**

S 1/4 COR. SEC 23, T2N, R2W,  
ALUM. CAP RLS#21080

**W. MINNEZONA AVE.**

R=800.00'  
L=61.51'  
Δ=4°24'20"  
CB=S18°39'08"W  
CL=61.50'

RADOS PROPERTIES -  
CALIFORNIA LAND LLC  
2016-0467332, MCR

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	N89°43'39"W	92.66
L2	N70°49'27"W	88.92
L3	N19°26'27"E	68.02
L4	S65°36'18"E	63.80
L5	S69°08'42"E	24.52

71.11' R/W PER  
2010-0872257, MCR

**W. INDIAN SCHOOL ROAD**

S 89°59'49" E 2639.88'(M)(R2)  
S 89°42'24"W (R1)

S.E. COR. SEC 23, T2N, R2W,  
CALC POSITION OF CITY OF GOODYEAR  
BRASS CAP FLUSH, DESTROYED IN CONSTRUCTION



**EXHIBIT "A" MAP SHOWING  
LIFT STATION SITE, SITUATED IN A PORTION  
OF THE SOUTHWEST QUARTER OF SECTION 23, T2N, R2W  
OF THE G.&S.R.B.&M., MARICOPA COUNTY, ARIZONA**

**GOODWIN AND  
MARSHALL INC.**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2705 S. Alma School Road, Suite 2  
Chandler, Arizona 85044  
(602) 218-7285

Scale:	1" = 100'	Sheet	2
Date:	6/8/2020	of	2
Job No.:	10861A		
Drafted:	L.J.C.		
Checked:	J.N.R.		

