

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
(Goodyear Boulevard North)**

GRANTOR:

**SUN MP INVESTMENT PROPERTIES,
LLC, an Arizona 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 **SUN MP INVESTMENT PROPERTIES, LLC, an Arizona 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 28th day of January, 2015.

GRANTOR:

**SUN MP INVESTMENT PROPERTIES, L.L.C.,
an Arizona limited liability company**

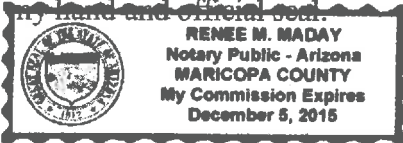
BY: Sun MP, L.L.C., an Arizona limited liability company, Sole Member

BY: SunChase Goodyear Properties, L.L.C., an Arizona limited liability company, Administrative Member

By: 
Philip J. Handley, its Manager

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 28th day of January, 2015
by Philip J. Handley as Manager for SunChase Goodyear Properties, L.L.C., an Arizona
limited liability company, the Administrative Member of Sun MP, L.L.C., an Arizona limited
liability, sole Member of Sun MP Investment Properties, L.L.C., an Arizona limited liability
company, on behalf of said limited liability company.

Witness my hand and official seal.
(Notarial Seal) 

Renee m. maday
Notary Public

My commission expires: 12-05-2015

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, the _____ day of _____, 20__

By: _____

Its: _____

Date: _____

State of Arizona)
) ss.
County of Maricopa)

On this day, personally appeared before me _____, as
_____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal
corporation, on behalf of said corporation.

Notary Public

My Commission Expires:



EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF ONE OF THOSE TRACTS AS CONVEYED TO SUN MP INVESTMENT PROPERTIES, LLC BY DEED OF RECORD IN INSTRUMENT NUMBER 2004-1481307, MARICOPA COUNTY RECORDS (MCR) AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8 (3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE) FROM WHICH POINT THE WEST QUARTER CORNER THEREOF (3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE) BEARS N00°26'39"E A DISTANCE OF 2638.27 FEET;

THENCE N00°26'39"E, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1319.21 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD NORTH (PROJECTED), SAID POINT BEING THE SOUTHWEST CORNER OF "CENTERRA" FINAL PLAT RECORDED IN BOOK 533, PAGE 37 MCR;

THENCE S89°26'26"E, ACROSS THE RIGHT-OF-WAY OF ESTRELLA PARKWAY, A DISTANCE OF 75.00 FEET TO A POINT ON THE EAST LINE THEREOF AT THE INTERSECTION WITH SAID SOUTH RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE S89°26'26"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD, A DISTANCE OF 720.98 FEET;

THENCE S00°33'34"W, ACROSS SAID SUN MP INVESTMENT PROPERTIES, LLC TRACT, A DISTANCE OF 75.00 FEET;

THENCE N89°26'26"W, CONTINUING ACROSS SAID SUN MP INVESTMENT PROPERTIES, LLC TRACT, A DISTANCE OF 168.83 FEET TO THE NORTHEAST CORNER OF THAT TRACT AS CONVEYED TO THE UNITED STATES POSTAL SERVICE BY DEED OF RECORD IN INSTRUMENT NUMBER 1999-1045300 MCR;

THENCE N89°26'26"W, ALONG THE NORTH LINE OF SAID UNITED STATES POSTAL SERVICE TRACT, A DISTANCE 552.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF ESTRELLA PARKWAY;

THENCE N00°26'39"E, ALONG SAID EAST RIGHT-OF-WAY LINE 75.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

Sheet 1 of 4

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

Phone: 602-263-1177

Fax: 602-277-6286

**Professional Land
Surveyor AZ No. 33868**

Date:

2014.12.30

09:38:03

-07'00'

(Expires 6/30/17)

ELECTRONIC SEAL

<http://www.btr.state.az.us/>



EXHIBIT A

LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCEL CONTAINS 54,068 SQUARE FEET (1.2412 ACRES) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORD.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N00°26'39"E FOR THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN ON THE PLSS SUBDIVISION RECORD OF SURVEY - MARICOPA COUNTY GEODETIC DENSIFICATION AND CADASTRAL SURVEY RECORDED IN BOOK 694, PAGE 38. MARICOPA COUNTY RECORDS.

Sheet 2 of 4

*Professional Land
Surveyor AZ No. 33868*

Date:
2014.12.30
09:38:18
-07'00'

Floyd A. Fay

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

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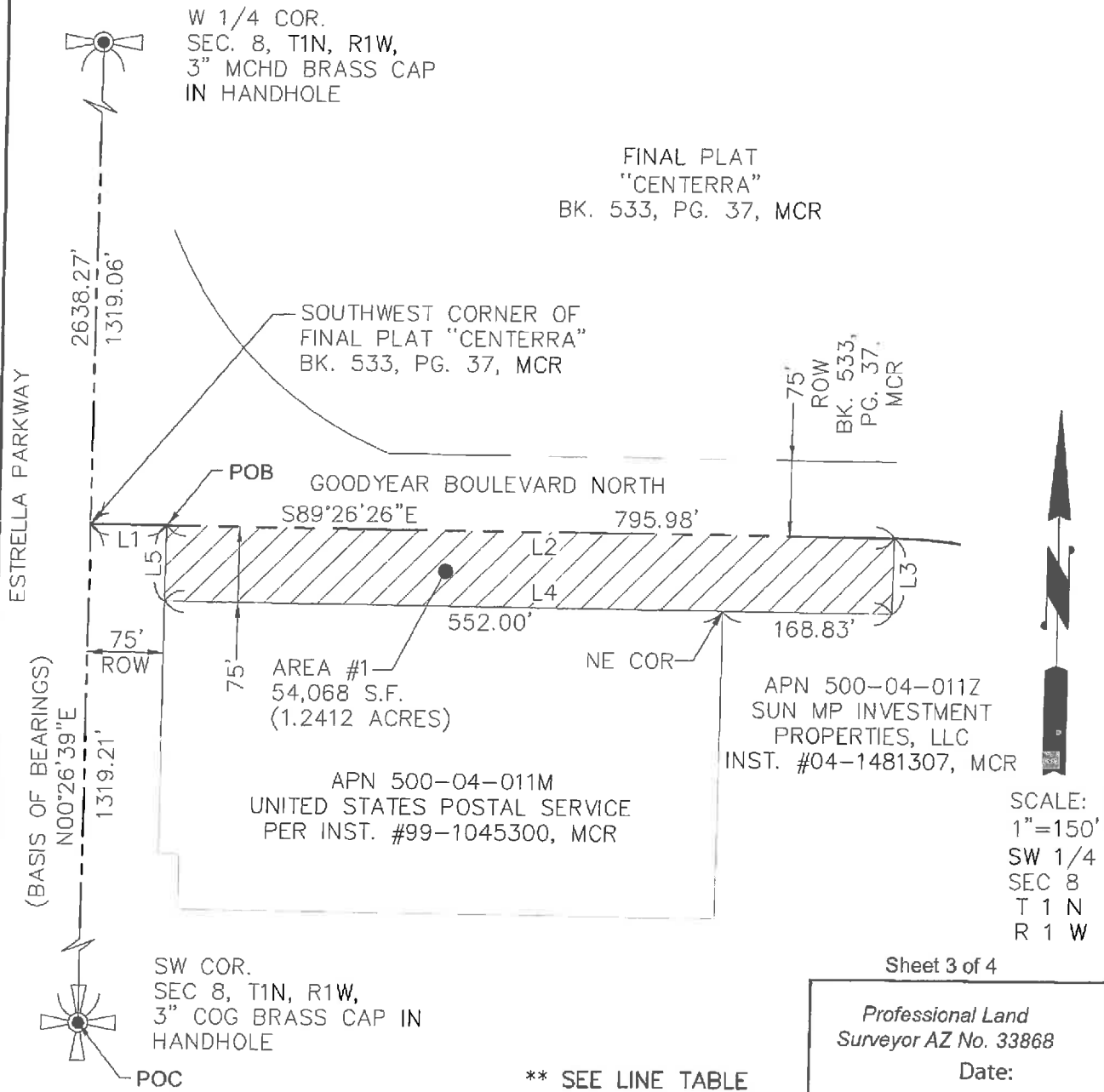
Fax: 602-277-6286

(Expires 6/30/17)
ELECTRONIC SEAL
<http://www.btr.state.az.us/>



EXHIBIT A

SKETCH



** SEE LINE TABLE
ON SHEET 4 **

Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.

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Phone: 602-263-1177

Fax: 602-277-6286

Professional Land
Surveyor AZ No. 33868

Date:
2014.12.30
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-07'00'

(Expires 6/30/17)
ELECTRONIC SEAL
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EXHIBIT A

SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°26'26"E	75.00'
L2	S89°26'26"E	720.98'
L3	S00°33'34"W	75.00'
L4	N89°26'26"W	720.83'
L5	N00°26'39"E	75.00'

Sheet 4 of 4

Professional Land
Surveyor AZ No. 33868

Date:

2014.12.30

Froyla A. Fay

09:38:46

-07'00'

(Expires 6/30/17)

ELECTRONIC SEAL

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