

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 South)**

GRANTOR:

GRANTEE:

**SUN MP INVESTMENT PROPERTIES,  
LLC, an Arizona limited liability company**

**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 28<sup>th</sup> day of January, 20 15.

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

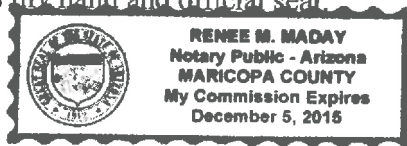
By:   
Philip J. Handley, its Manager

STATE OF ARIZONA       )  
  ) ss.  
COUNTY OF MARICOPA   )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> 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 NORTHEAST QUARTER OF SECTION 18, 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 NORTHEAST CORNER OF SAID SECTION 18 (3" CITY OF GOODYEAR BRASS CAP IN HANDHOLE) FROM WHICH POINT THE EAST QUARTER CORNER OF SECTION 7, TOWNSHIP 1 NORTH, RANGE 1 WEST (3" MARICOPA COUNTY HIGHWAY DEPARTMENT BRASS CAP IN HANDHOLE) BEARS N00°26'39"E A DISTANCE OF 2638.27 FEET;

THENCE N89°31'58"W, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1292.95 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD SOUTH (PROJECTED);

THENCE S00°51'21"E, ACROSS THE RIGHT-OF-WAY OF YUMA ROAD, A DISTANCE OF 75.02 FEET TO A POINT ON THE SOUTH LINE THEREOF AT THE NORTHEAST CORNER OF THE FINAL PLAT OF ESTRELLA VISTA PARCELS A AND B RECORDED IN BOOK 557, PAGE 24, MCR, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SAID SUN MP INVESTMENT PROPERTIES, LLC TRACT AND THE POINT OF BEGINNING;

THENCE S89°31'58"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF YUMA ROAD BEING 75.00 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 75.02 FEET;

THENCE S00°51'21"E, ACROSS SAID SUN MP INVESTMENT PROPERTIES, LLC TRACT ALONG A LINE 75.00 FEET EAST OF AND PARALLEL TO SAID EAST RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD, A DISTANCE OF 632.12 FEET;

THENCE S89°08'39"W, CONTINUING ACROSS SAID SUN MP INVESTMENT PROPERTIES, LLC TRACT, A DISTANCE OF 75.00 FEET TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF GOODYEAR BOULEVARD SOUTH, SAID POINT BEING AT THE INTERSECTION WITH THE CENTERLINE OF PAPAGO STREET (PROJECTED) AS SHOWN ON SAID ESTRELLA VISTA PARCELS A AND B FINAL PLAT;

THENCE N00°51'21"W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 633.85 FEET TO THE POINT OF BEGINNING.

Sheet 1 of 4

Professional Land  
Surveyor AZ No. 33868

Date:

2014.12.23

17:49:11

-07'00'

*Theresa A. Ray*

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

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

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

Phone: 602-263-1177

Fax: 602-277-6286



## EXHIBIT A

### LEGAL DESCRIPTION

THE ABOVE DESCRIBED PARCEL CONTAINS 47,474 SQUARE FEET (1.0898 ACRES) OF LAND, MORE OR LESS, INCLUDING ANY EASEMENTS OF RECORDS.

THE BASIS OF BEARING FOR THE ABOVE DESCRIPTION IS N00°26'39"E FOR THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, 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:

2014.12.23

17:49:57

-07'00'

*Frog A. Fay*

(Expires 6/30/17)

ELECTRONIC SEAL

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

Preparing Firm: RITICH-POWELL & ASSOCIATES, INC.

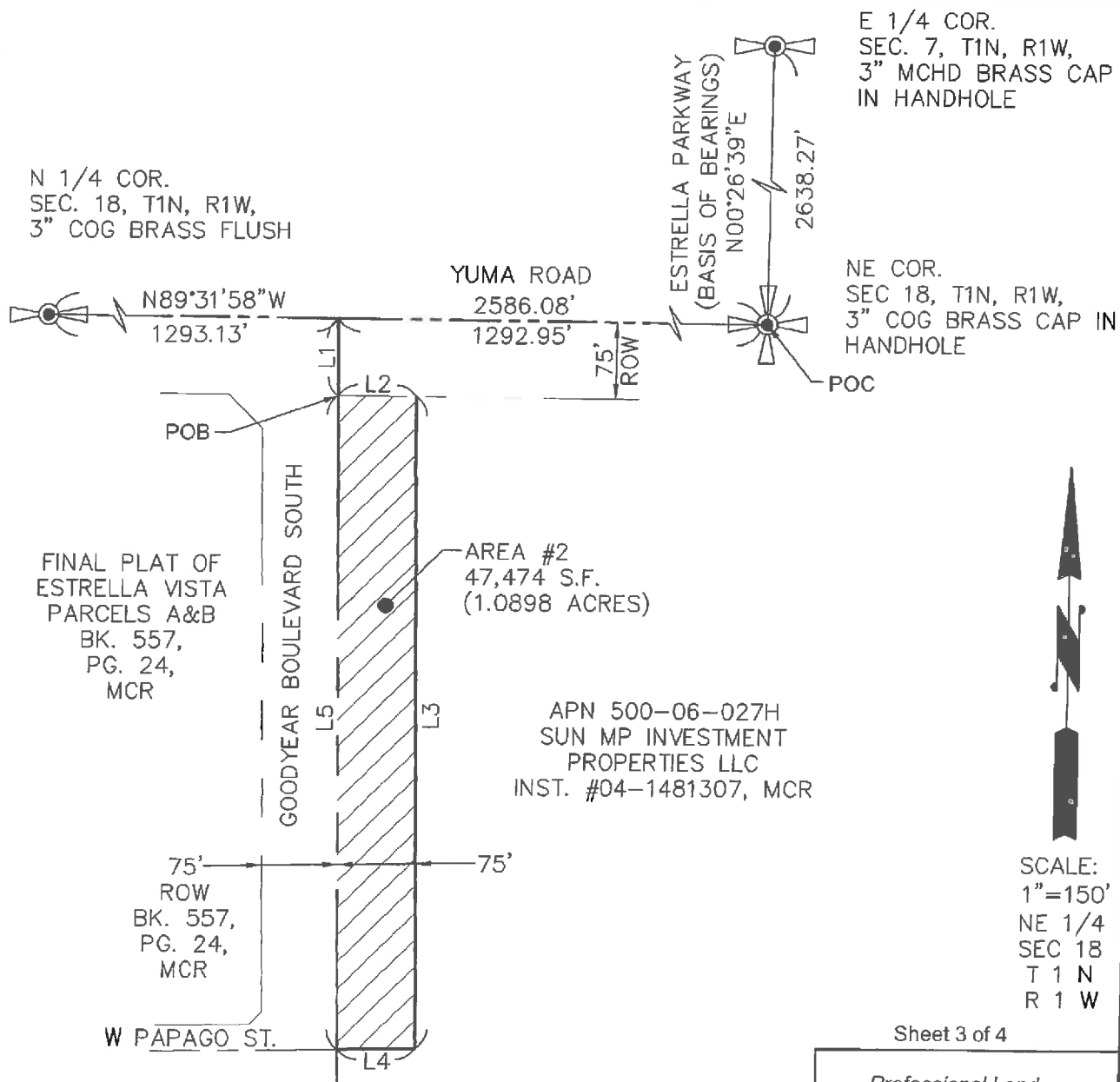
Address: 5727 N. 7TH STREET, SUITE 120 PHOENIX, AZ 85014

Phone: 602-263-1177

Fax: 602-277-6286



# EXHIBIT A SKETCH



SCALE:  
1"=150'  
NE 1/4  
SEC 18  
T 1 N  
R 1 W

Sheet 3 of 4

\*\* SEE LINE TABLE  
ON SHEET 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:  
2014.12.23  
17:50:13  
-07'00'

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



# EXHIBIT A

## SKETCH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°51'21"E	75.02'
L2	S89°31'58"E	75.02'
L3	S00°51'21"E	632.12'
L4	S89°08'39"W	75.00'
L5	N00°51'21"W	633.85'

Sheet 4 of 4

Professional Land  
Surveyor AZ No. 33868

Date:  
2014.12.23  
17:50:27  
-07'00'

*Froy A. Lay*

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

Preparing Firm: RITTOCH-POWELL & ASSOCIATES, INC.

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