

When recorded Mail to:

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

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

GRANTOR:

**RP PV III LLC, a Delaware 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 **RP PV III LLC, a Delaware 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 _____,
2016.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

RP PV III LLC, a Delaware limited liability company

By: [Signature]

Its: Vice President Date: 1/7/16

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 7th day of January, 2016 by Sean T. Walters, as Vice President of RP PV III LLC, a Delaware limited liability company.



[Signature: Julie M. King]
Notary Public

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation,
the ____ day of _____, 20__.

By: _____

Its: _____ Date: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this ____ day of _____, 2016 by _____, as _____ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal corporation, on behalf of said corporation.

Notary Public

Exhibits on Following Pages

EXHIBIT "A"
SARIVAL AVENUE RIGHT-OF-WAY
LEGAL DESCRIPTION

All that certain lot, tract, or parcel of land, situated in a portion of the Southeast Quarter of Section 24, 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 City of Goodyear brass cap for the Southeast corner of said Section 24, from which a found Maricopa County Department of Transportation aluminum cap for the East Quarter corner of said Section 24 bears North 00 deg. 15 min. 08 sec. East (Basis of Bearings) - 2629.83 feet;

THENCE North 00 deg. 15 min. 08 sec. East along the East line of the Southeast Quarter of said Section 24 and the centerline of Sarival Avenue as shown in the Map of Dedication of Palm Valley Phase V recorded in Book 720 of maps, Page 27, MCR, at 1116.92 feet pass a found City of Goodyear brass cap at the centerline intersection of Sarival Avenue and Charles Boulevard and continue a total distance of 1189.92 feet to a point in the North terminus line of Sarival Avenue as shown in said Map of Dedication;

THENCE North 89 deg. 44 min. 52 sec. West departing said East line and continue along said North terminus line, a distance of 33.00 feet to the West right-of-way line of Sarival Avenue as shown in Book 4 of road maps, Page 44, MCR and Book 6 of road maps, Page 27, MCR, said point being the TRUE POINT OF BEGINNING;

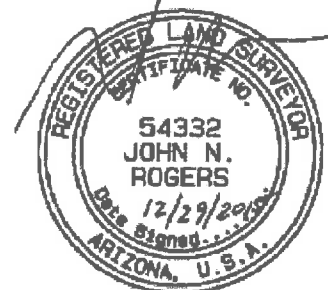
THENCE North 89 deg. 44 min. 52 sec. West departing said West right-of-way line and continue along said North terminus line, a distance of 9.00 feet to the intersection of said North terminus line and the West right-of-way line of Sarival Avenue as shown in said Map of Dedication;

THENCE North 00 deg. 15 min. 08 sec. East being 42.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 176.79 feet;

THENCE South 82 deg. 37 min. 27 sec. East, a distance of 9.07 feet to the West right-of-way line of said Sarival Avenue;

THENCE South 00 deg. 15 min. 08 sec. West along said West right-of-way line and being 33.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 175.67 feet to the POINT OF BEGINNING, containing 1,586 square feet or 0.036 acres of land, more or less.

Exhibit map attached and made a part hereof.



GRAPHIC SCALE 1"=200'



(UNSUBDIVIDED)
RP PV IV, LLC
2010-0605241, MCR

(UNSUBDIVIDED)
RP PV IV, LLC
2010-0605241, MCR

BASIS OF BEARINGS
EAST LINE OF THE SE 1/4
SEC. 24, T2N, R2W

FND. M.C.D.O.T. ALUMINUM CAP FLUSH
AT THE EAST 1/4 COR. SEC. 24, T2N, R2W

33' 33'

66.00' DEDICATED COUNTY ROAD PER
BK. 6 OF ROAD MAPS, PG. 27, MCR
AND COUNTY ROAD PER BK. 4 OF
ROAD MAPS, PG. 44, MCR

SE 1/4 SEC. 24
T2N, R2W

SW 1/4 SEC. 19
T2N, R1W



S82°37'27"E
9.07'

(UNSUBDIVIDED)
RP PV III, LLC
2014-0746188, MCR

N00°15'08"E
176.79'

S00°15'08"W
175.67'

**SARIVAL AVENUE
RIGHT-OF-WAY**

0.036 AC.
1,586 SQ. FT.

9'

N89°44'52"W
33.00'

N89°44'52"W
9.00'

73.00'

W. CHARLES BLVD

BK. 720, PG. 27, MCR

**POINT OF BEGINNING
POINT OF COMMENCING**

FND. CITY OF GOODYEAR BRASS CAP
IN HANDHOLE AT THE SEC COR.
SEC. 24, T2N, R2W

FND. CITY OF GOODYEAR BRASS CAP FLUSH

SARIVAL AVENUE

BK. 720, PG. 27, MCR

SHEET 2 OF 2

**EXHIBIT "A" MAP
SARIVAL AVENUE RIGHT-OF-WAY**

**GOODWIN &
MARSHALL INC**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

4809 E. Thistle Landing Dr., Suite 100, Phoenix, AZ 85044
(602) 218-7285

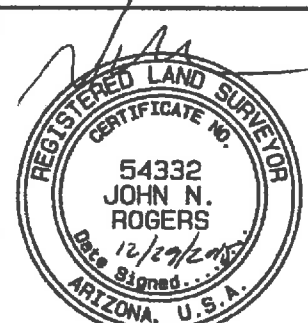
Scale: 1" = 200'

Date: 12/29/2015

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2016

W:\10455A - PV900\COGO\PV303 EAST PHASE A\PHASE A\FPLAT\PV303 EAST PHASE A.pro