

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 IV 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 IV 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*

**RP PV IV LLC, a Delaware limited liability company**

[illegible]

 OFFICIAL SEAL  
**JULIE M. KING**  
NOTARY PUBLIC - State of Arizona  
MARICOPA COUNTY  
My Comm. Expires March 14, 2017

*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 1365.59 feet;

THENCE North 89 deg. 44 min. 52 sec. West departing said East 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 82 deg. 37 min. 27 sec. West departing said West right-of-way line, a distance of 9.07 feet;

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 806.69 feet;

THENCE North 44 deg. 45 min. 00 sec. West, a distance of 42.42 feet;

THENCE North 00 deg. 15 min. 08 sec. East being 72.00 feet West of and parallel to the East line of the Southeast Quarter of said Section 24, a distance of 50.00 feet;

THENCE North 45 deg. 15 min. 00 sec. East, a distance of 42.43 feet;

THENCE South 89 deg. 45 min. 08 sec. East, a distance of 9.00 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 917.81 feet to the POINT OF BEGINNING, containing 10,655 square feet or 0.245 acres of land, more or less.

Exhibit map attached and made a part hereof.



EXPIRES 3/31/2016

(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

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

**SARIVAL AVENUE  
RIGHT-OF-WAY**  
0.245 AC.  
10,655 SQ. FT.

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

**POINT OF  
BEGINNING**

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

N89°44'52"W  
33.00'

GRAPHIC SCALE 1"=200'



**W. CHARLES BLVD**  
BK. 720, PG. 27, MCR

FND. CITY OF GOODYEAR BRASS CAP FLUSH

**SARIVAL AVENUE**  
BK. 720, PG. 27, MCR

SHEET 3 OF 3

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

**GOODWIN AND  
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