

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*

GRANTOR:  
RP PV IV LLC, a Delaware limited liability company

By: Sean T. Walters

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 IV LLC, a Delaware limited liability company.



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 Southwest Quarter of Section 19, Township 2 North, Range 1 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 Southwest corner of said Section 19, from which a found Maricopa County Department of Transportation aluminum cap for the West Quarter corner of said Section 19 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 West line of the Southwest Quarter of said Section 19 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 South 89 deg. 44 min. 52 sec. East along said North terminus line, a distance of 33.00 feet to the East 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 00 deg. 15 min. 08 sec. East along said East right-of-way line and being 33.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 1093.49 feet;

THENCE South 89 deg. 45 min. 08 sec. East departing said East right-of-way line, a distance of 9.00 feet;

THENCE South 44 deg. 45 min. 00 sec. East, a distance of 42.42 feet;

THENCE South 00 deg. 15 min. 08 sec. West being 72.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 50.00 feet;

THENCE South 45 deg. 15 min. 00 sec. West, a distance of 42.43 feet;

THENCE South 00 deg. 15 min. 08 sec. West being 42.00 feet East of and parallel to the West line of the Southwest Quarter of said Section 19, a distance of 983.49 feet to the North terminus line of Sarival Avenue as shown in said Map of Dedication;

THENCE North 89 deg. 44 min. 52 sec. West along said North terminus line, a distance of 9.00 feet to the POINT OF BEGINNING, containing 12,241 square feet or 0.281 acres of land, more or less.

Exhibit map attached and made a part hereof.



EXPIRES 3/31/2016

GRAPHIC SCALE 1"=200'



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

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

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

**BASIS OF BEARINGS**  
WEST LINE OF THE SW 1/4  
SEC. 19, T2N, R1W

SW 1/4 SEC. 19  
T2N, R1W

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

**POINT OF  
BEGINNING**

S89°44'52"E  
33.00'

N89°44'52"W  
9.00'

**POINT OF COMMENCING**  
FND. CITY OF GOODYEAR BRASS CAP  
IN HANDHOLE AT THE SWC COR.  
SEC. 19, T2N, R1W

**W. CHARLES BLVD**

BK. 720, PG. 27, MCR

FND. CITY OF GOODYEAR BRASS CAP FLUSH

**SARIVAL AVENUE**

BK. 720, PG. 27, MCR

**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

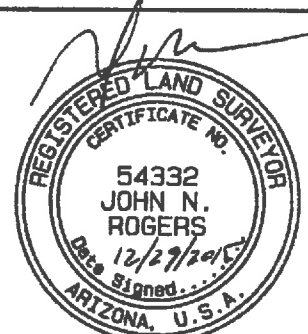
Scale: 1" = 200'

Date: 12/29/2015

Job No.: 10455A

Drafted: J.N.R.

Checked: R.D.H.



EXPIRES 3/31/2016