

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  
(Star Tower Lift Station)**

GRANTOR:

**NNP III –EMR 3, 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, **NNP III – EMR 3, 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 \_\_\_\_\_, 2018.

*Signatures, Acknowledgements and Exhibits on Following Pages*

GRANTOR:

**NNP III – EMR 3, LLC, a Delaware limited liability company**

45  
By: \_\_\_\_\_

William M. Olson

Its: Senior Vice President

Date: \_\_\_\_\_

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 24<sup>th</sup>  
day of April, 2018 by William M. Olson, as Senior Vice President of **NNP III**  
– **EMR 3, LLC, a Delaware limited liability company.**



Leslie L. Sweeney  
Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the \_\_\_\_  
day of \_\_\_\_\_, 2018.

By: \_\_\_\_\_

Its: \_\_\_\_\_

State of Arizona       )  
                                  )ss.  
County of Maricopa    )

The foregoing instrument (Special Warranty Deed) was acknowledged before me this  
\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_, as  
\_\_\_\_\_ of the CITY OF GOODYEAR, ARIZONA, an Arizona municipal  
corporation, on behalf of said corporation.

\_\_\_\_\_  
Notary Public

*Exhibit(s) on Following Page(s)*

**EXHIBIT "A"**

**LEGAL DESCRIPTION**



3033 North 44th Street, Suite 250  
Phoenix, Arizona 85018  
Tel 602.244.2566  
Fax 602.244.8947  
Web www.entellus.com

APN 400-03-018E

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
STAR TOWER LIFT STATION  
APN 400-03-018E  
ESTRELLA**

That portion of a parcel of land lying in the Northeast Quarter of Section 1, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows;

COMMENCING at the General Land Office (GLO) brass cap found on pipe at the Northeast Corner of said Section 1, from which the GLO brass cap found on pipe at the East Quarter Corner of said Section 1 bears South 00 degrees 20 minutes 25 seconds West a distance of 2,708.07 feet, said line being the East line of the said Northeast Quarter of Section 1, and said line being the basis of bearings of this description;

Thence along said East line of the Northeast Quarter, South 00 degrees 20 minutes 25 seconds West a distance of 1,196.76 feet to a point;

Thence North 89 degrees 39 minutes 35 seconds West a distance of 236.72 feet to the POINT OF BEGINNING;

Thence South 08 degrees 34 minutes 28 seconds West a distance of 33.01 feet to the point of curvature for a tangent curve to the right being concave northwesterly and having a radius of 54.00 feet;

Thence along said curve, through a central angle of 77 degrees 49 minutes 30 seconds an arc distance of 73.35 feet to the point of reverse curvature for a tangent curve to the left being concave southeasterly and having a radius of 60.00 feet;

Thence along said curve through a central angle of 55 degrees 54 minutes 57 seconds an arc distance of 58.55 feet to the point of reverse curvature for a tangent curve to the right being concave northwesterly and having a radius of 60.00 feet;

Thence along said curve through a central angle of 34 degrees 50 minutes 10 seconds an arc distance of 36.48 feet to a point;

Thence South 65 degrees 19 minutes 11 seconds West a distance of 69.18 feet to a point;

Thence North 24 degrees 39 minutes 13 seconds West a distance of 20.00 feet to a point;

Thence North 65 degrees 20 minutes 47 seconds East a distance of 19.36 feet to the point of curvature for a tangent curve to the left being concave northwesterly and having a radius of 15.00 feet;



Thence along said curve through a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 23.56 feet to a point;

Thence North 24 degrees 40 minutes 49 seconds West a distance of 5.97 feet to a point;

Thence South 65 degrees 19 minutes 11 seconds West a distance of 14.00 feet to a point;

Thence North 33 degrees 29 minutes 46 seconds West a distance of 35.31 feet to a point on a non-tangent curve to the left being concave southeasterly and having a radius of 130.82 feet bearing South 35 degrees 32 minutes 31 seconds East;

Thence along said curve through a central angle of 10 degrees 18 minutes 10 seconds an arc distance of 23.52 feet to a point;

Thence North 44 degrees 05 minutes 32 seconds West a distance of 8.65 feet to a point on a non-tangent curve to the right being concave southeasterly and having a radius of 139.47 feet bearing South 45 degrees 44 minutes 09 seconds East;

Thence along said curve through a central angle of 47 degrees 42 minutes 45 seconds an arc distance of 116.14 feet to a point;

Thence South 00 degrees 19 minutes 59 seconds West a distance of 8.65 feet to a point on a non-tangent curve to the left being concave southerly and having a radius of 130.82 feet bearing South 02 degrees 05 minutes 07 seconds West;

Thence along said curve through a central angle of 10 degrees 34 minutes 31 seconds an arc distance of 24.15 feet to a point;

Thence South 10 degrees 32 minutes 09 seconds East a distance of 33.05 feet to a point;

Thence South 65 degrees 19 minutes 47 seconds West a distance of 13.64 feet to a point;

Thence South 24 degrees 40 minutes 13 seconds East a distance of 5.97 feet to a point on a non-tangent curve to the left being concave northeasterly and having a radius of 15.00 feet bearing North 65 degrees 14 minutes 30 seconds East;

Thence along said curve through a central angle of 90 degrees 22 minutes 40 seconds an arc distance of 23.66 feet to the point of compound curvature for a tangent curve to left being concave northwesterly and having a radius of 40.00 feet;

Thence along said curve through a central angle of 34 degrees 22 minutes 49 seconds an arc distance of 24.00 feet to the point of reverse curvature for a non-tangent curve to the right being concave southeasterly and having a radius of 80.14 feet bearing South 59 degrees 27 minutes 50 seconds East;

Thence along said curve through a central angle of 55 degrees 48 minutes 39 seconds an arc



distance of 78.06 feet to the point of reverse curvature for a non-tangent curve to the left being concave northwesterly and having a radius of 34.00 feet bearing North 03 degrees 36 minutes 02 seconds West;

Thence along said curve through a central angle of 77 degrees 49 minutes 30 seconds an arc distance of 46.18 feet to a point;

Thence North 08 degrees 34 minutes 27 seconds East a distance of 34.07 feet to a point on a non-tangent curve to the right being concave southerly and having a radius of 315.00 feet bearing South 09 degrees 47 minutes 41 seconds West;

Thence along said curve through a central angle of 03 degrees 38 minutes 37 seconds an arc distance of 20.03 feet to the POINT OF BEGINNING.

Containing an area of 8,686 SQUARE FEET or 0.199 ACRES, more or less.

See attached Exhibit "B" by reference made a part hereto

