

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

GRANTOR:

GRANTEE:

NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware 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, **NNP III-ESTRELLA MOUNTAIN RANCH, 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 "1" 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, and all matters that would be discovered by visual inspection or accurate survey of such real property, 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-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company

By: [Signature]

William M. Olson

Its: Senior Vice President

Date: Sept. 27, 2018

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this 27th day of Sept, 2018 by William M. Olson, as Senior Vice President of NNP III-ESTRELLA MOUNTAIN RANCH, LLC, a Delaware limited liability company.



[Signature]
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

EXHIBIT "1"

LEGAL DESCRIPTION

THAT PORTION OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, FIFTEEN FEET (15') ON EACH SIDE OF THE FOLLOWING LINE DESCRIPTION:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 10, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH S89°13'51" EAST, A DISTANCE OF 5341.41 FEET (BASIS OF BEARING);

THENCE SOUTH 89°13'51" EAST, A DISTANCE OF 1567.42 FEET TO THE CENTER-LINE OF SOUTH SAN GABRIEL DRIVE AS RECORDED ON THE FINAL PLAT FOR SUNCHASE AT ESTRELLA, BOOK 438, PAGE 42, MARICOPA COUNTY OFFICIAL RECORDS, AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1430.00 FEET, AND A DELTA OF 12°45'59", AND A CHORD THAT BEARS NORTH 25°40'50" WEST, A DISTANCE OF 317.97 FEET;

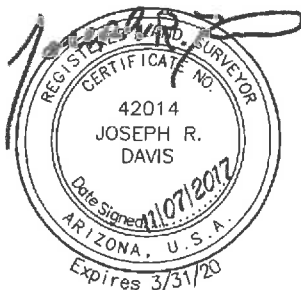
THENCE ALONG SAID CURVE A DISTANCE OF 318.63 FEET TO A RADIAL LINE;

THENCE DEPARTING SAID CENTER-LINE ALONG SAID RADIAL LINE SOUTH 70°42'10" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY OF SAID SOUTH SAN GABRIEL DRIVE WHICH IS COINCIDENT WITH THE NORTHEASTERLY LINE OF "TRACT A" OF SAID FINAL PLAT FOR SUNCHASE AT ESTRELLA;

THENCE SOUTH 80°10'48" WEST, A DISTANCE OF 70.84 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 10°02'55" AND A CHORD THAT BEARS SOUTH 85°12'16" WEST, A DISTANCE OF 17.52 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 17.54 FEET;

THENCE NORTH 89°46'17" WEST, A DISTANCE OF 22.91 FEET TO THE SOUTHWESTERLY LINE OF SAID "TRACT A" SUNCHASE AT ESTRELLA, BOOK 438, PAGE 42, MARICOPA COUNTY RECORDS;



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LEGAL DESCRIPTION (CONTINUED)

THENCE CONTINUING NORTH 89°46'17" WEST 14.76 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 26°25'50" AND A CHORD THAT BEARS NORTH 76°33'22" WEST, A DISTANCE OF 45.72 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 46.13 FEET;

THENCE NORTH 63°20'27" WEST, A DISTANCE OF 46.64 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 42°27'20" AND A CHORD THAT BEARS NORTH 42°06'47" WEST, A DISTANCE OF 144.83 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 148.20 FEET;

THENCE NORTH 20°53'07" WEST, A DISTANCE OF 107.89 FEET;

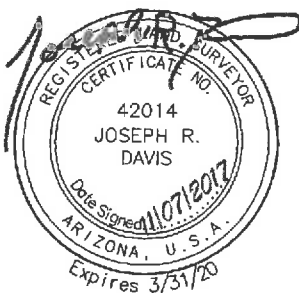
THENCE NORTH 16°36'22" WEST, A DISTANCE OF 162.00 FEET TO THE POINT OF BEGINNING OF THIS LINE DESCRIPTION AND TO A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 20°58'39" AND A CHORD THAT BEARS NORTH 27°05'42" WEST, A DISTANCE OF 109.23 FEET AS FOLLOWS;

THENCE ALONG SAID CURVE A DISTANCE OF 109.84 FEET;

THENCE NORTH 37°35'01" WEST, A DISTANCE OF 140.54 FEET;

THENCE NORTH 32°03'55" WEST, A DISTANCE OF 161.67 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 421.00 FEET, A CENTRAL ANGLE OF 14°27'12" AND A CHORD THAT BEARS NORTH 24°50'19" WEST, A DISTANCE OF 105.92 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 106.20 FEET;



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LEGAL DESCRIPTION (CONTINUED)

THENCE NORTH 17°36'43" WEST, A DISTANCE OF 21.46 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 13°50'07" AND A CHORD THAT BEARS NORTH 24°31'46" WEST, A DISTANCE OF 48.18 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 48.29 FEET;

THENCE NORTH 31°26'50" WEST, A DISTANCE OF 37.01 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°04'35" AND A CHORD THAT BEARS NORTH 45°29'07" WEST, A DISTANCE OF 97.03 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 98.00 FEET;

THENCE NORTH 59°31'24" WEST, A DISTANCE OF 131.60 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 18°34'53" AND A CHORD THAT BEARS NORTH 50°13'58" WEST, A DISTANCE OF 193.73 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 194.58 FEET;

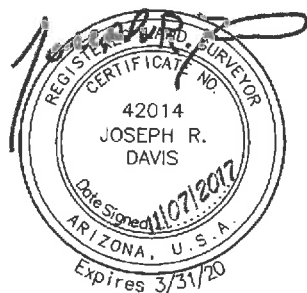
THENCE NORTH 40°56'32" WEST, A DISTANCE OF 1.63 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 43°18'53" AND A CHORD THAT BEARS NORTH 19°17'05" WEST, A DISTANCE OF 92.26 FEET;

THENCE ALONG SAID CURVE A DISTANCE OF 94.50 FEET;

THENCE NORTH 02°22'21" EAST 30.79 FEET TO THE SOUTH LINE OF THAT PARCEL DESCRIBED IN DOC NO. 2007-0123091, MCR AND THE POINT OF ENDING OF THIS LINE DESCRIPTION, THE SIDE-LINES OF WHICH TO BE SHORTENED OR EXTENDED TO BE COINCIDENT WITH SAID SOUTH LINE OF THAT PARCEL DESCRIBED IN DOC NO. 2007-0123091, MCR.

CONTAINING 35283 SQUARE FEET, 0.81 ACRES MORE OR LESS

SEE ATTACHED EXHIBIT 'A', MADE APART HERETO



SHEET 3 OF 3



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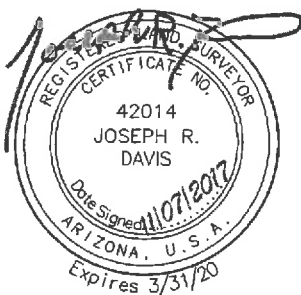
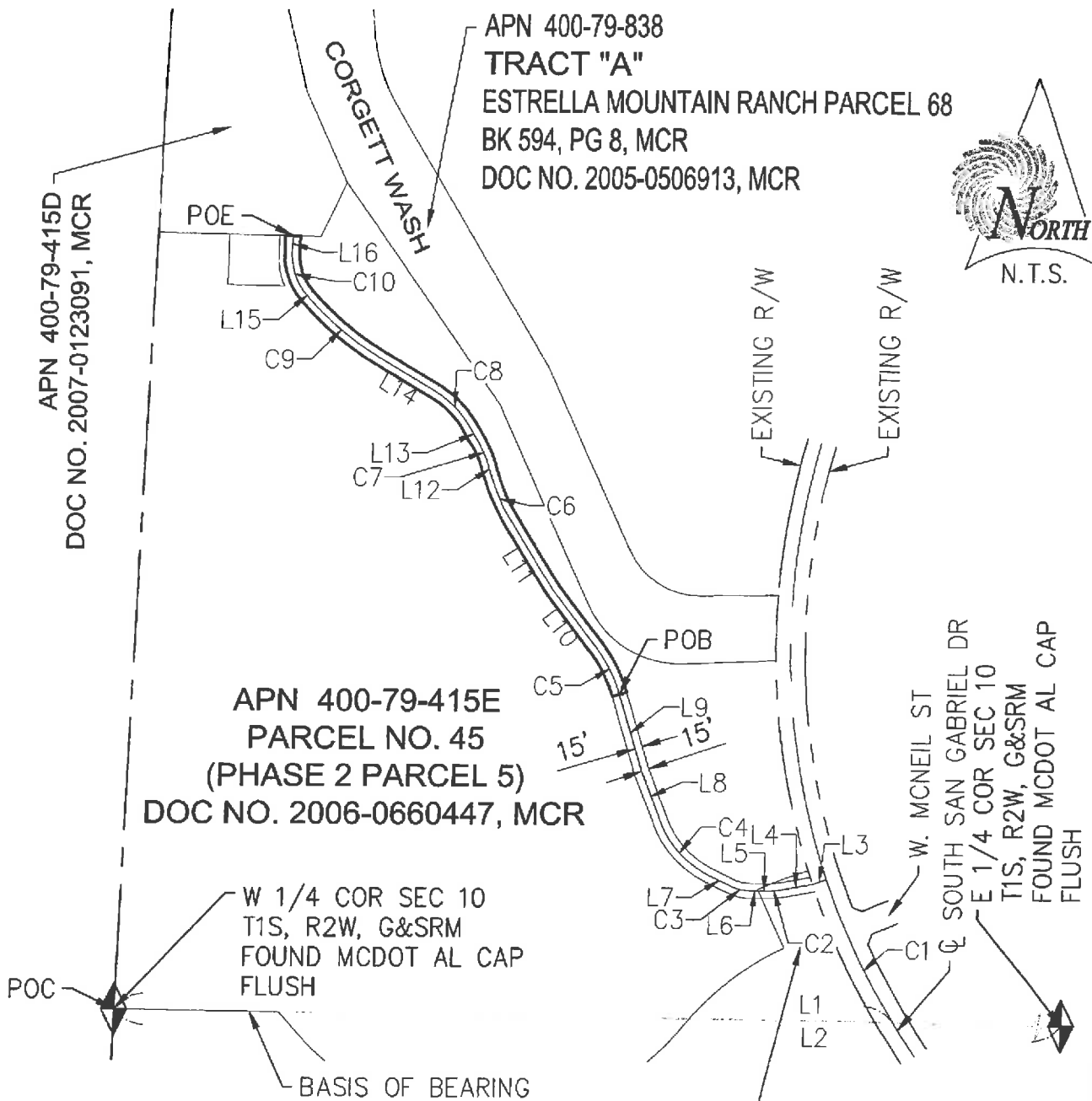
EXHIBIT A

APN 400-79-838
TRACT "A"
ESTRELLA MOUNTAIN RANCH PARCEL 68
BK 594, PG 8, MCR
DOC NO. 2005-0506913, MCR



APN 400-79-415D
DOC NO. 2007-0123091, MCR

APN 400-79-415E
PARCEL NO. 45
(PHASE 2 PARCEL 5)
DOC NO. 2006-0660447, MCR



TRACT "A"
SUNCHASE AT ESTRELLA
BK 438, PG 42, MCR

SEE SHEET 3 OF 3
FOR LEGENDS

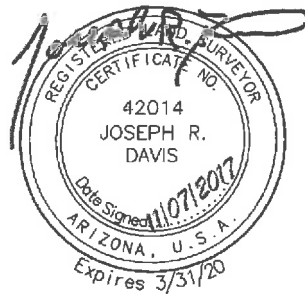
SHEET 1 OF 3



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EXHIBIT A

Line Table		
Line #	Direction	Length
L1	S89°13'51"E	1567.42'
L2	S89°13'51"E	5341.41'
L3	S70°42'10"W	30.00'
L4	S80°10'48"W	70.84'
L5	N89°46'17"W	22.91'
L6	N89°46'17"W	14.76'
L7	N63°20'27"W	46.64'
L8	N20°53'07"W	107.89'
L9	N16°36'22"W	162.00'
L10	N37°35'01"W	140.54'
L11	N32°03'55"W	161.67'
L12	N17°36'43"W	21.46'
L13	N31°26'50"W	37.01'
L14	N59°31'24"W	131.60'
L15	N40°56'32"W	1.63'
L16	N2°22'21"E	30.79'



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EXHIBIT A

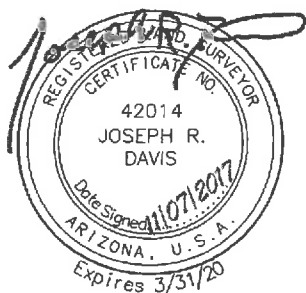
Curve Table					
Curve	Delta	Radius	Length	Chord Bearing	Chord Dist
C1	12°45'59"	1430.00	318.63'	N25°40'49"W	317.97'
C2	10°02'55"	100.00	17.54'	S85°12'16"W	17.52'
C3	26°25'50"	100.00	46.13'	N76°33'22"W	45.72'
C4	42°27'20"	200.00	148.20'	N42°06'47"W	144.83'
C5	20°58'39"	300.00	109.84'	N27°05'42"W	109.23'
C6	14°27'12"	421.00	106.20'	N24°50'19"W	105.92'
C7	13°50'07"	200.00	48.29'	N24°31'46"W	48.18'
C8	28°04'35"	200.00	98.00'	N45°29'07"W	97.03'
C9	18°34'53"	600.00	194.58'	N50°13'58"W	193.73'
C10	43°18'53"	125.00	94.50'	N19°17'05"W	92.26'

LINE LEGEND

—————	SUBJECT BOUNDARY LINE
—————	OTHER PROPERTY LINE
—————	SECTION LINE
—————	SUB-SECTION LINE
—————	RIGHT OF WAY LINE

LEGEND

SET	FND	CALC	
◆	◆	◆	SECTION MONUMENT
●	■	○	PROPERTY CORNER
●	⊗	⊕	RIGHT OF WAY MONUMENT
●	◐	○	INTERSECTION MONUMENT
●	◑	○	WITNESS MONUMENT



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