

When recorded, mail to
City Clerk
211 West Aspen Avenue
Flagstaff, Arizona 86001

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, the CITY OF FLAGSTAFF, an Arizona municipal corporation, hereafter called Grantor, does hereby grant and convey to the STATE OF ARIZONA, DEPARTMENT OF TRANSPORTATION, hereafter called Grantee, that certain real property situated in Coconino County, Arizona, more particularly described in the Exhibits, attached to and made a part hereof.

Subject to all taxes and other 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 and its successors and assigns to warrant and defend the title to said real property, as against all acts of the Grantor herein, and no other, subject to the matters above set forth.

This transaction is exempt under A.R.S. Section 11-1134(A)(3).

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this _____ day of _____, 2019.

By: _____

State of Arizona)
) ss.
County of Coconino)

ACKNOWLEDGMENT. On this _____ day of _____, 2019, before me, a Notary Public, personally appeared _____, known to be or satisfactorily proven to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same on behalf of _____ for the purposes therein contained.
My Commission Expires: _____

Notary Public

DESCRIPTION FOR FEE ESTATE

That portion of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Southeast quarter (SE¼) of Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, which lies between the existing northeasterly right of way line of State Route 40B (FLAGSTAFF BUSINESS ROUTE) and the following described **NEW RIGHT OF WAY LINE**:

PROPERTY DESCRIPTION:

Lots 10 through 12, inclusive, of Block 1B, TOWNSITE OF FLAGSTAFF, according to the plat of record in the office of the County Recorder of Coconino County, Arizona recorded in Book 1 of Maps, Page 16 and Affidavit of Correction recorded as 2013-3670186 of Official Records;

AND Lots 1 through 5, inclusive, of Block 1C, TOWNSITE OF FLAGSTAFF, being in the South half (S½) of section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona.

TOGETHER WITH that portion of vacated Kendrick Street and the alley lying adjacent to the above described property as conveyed in Ordinance No.1218 recorded in Docket 901, page 62.

EXCEPT title to any mine of gold, silver, cinnabar or copper or to any valid claim or possession held under the existing laws of congress, as set forth in patent from United States of America.

NEW RIGHT OF WAY LINE DESCRIPTION:

COMMENCING at a 3 inch ADOT aluminum cap in hand hole at the survey centerline intersection of said State Route 40B and North Humphreys street, from which a 3 inch ADOT aluminum cap in hand hole at the survey centerline intersection of said State Route 40B and South Milton Road bears North 69°09'34" West 694.41 feet;

thence along said State Route 40B survey centerline North 69°09'34" West 283.72 feet;

thence North 20°50'26" East 30.00 feet to the POINT OF BEGINNING on said existing northeasterly right of way line of State Route 40B;

(continued)

EXHIBIT "A"

PAGE 1

thence continuing North 20°50'26" East 20.00 feet;

thence North 69°09'34" West 182.00 feet;

thence South 20°50'26" West 20.00 feet to the POINT OF ENDING on said existing northeasterly right of way line of State Route 40B.

EXHIBIT "A"

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PROJECT: 040B CN 196 H8905
B40-D(203)T

LOCATION: Rio De Flag Bridge
(WD)

PARCEL: 3-1726
cg 12-04-2019

ARIZONA DEPARTMENT OF TRANSPORTATION
TEMPORARY CONSTRUCTION EASEMENT

The undersigned Grantor, for the consideration of ONE DOLLAR AND OTHER VALUABLE CONSIDERATION, does hereby grant to the **STATE OF ARIZONA**, by and through its **Department of Transportation**, hereinafter termed Grantee, an exclusive temporary construction easement ("TCE") for use by its agents and contractors under Grantee's direction, for construction in connection with the construction of Project No. 040B CN 196 H8905 01C of the **FLAGSTAFF BUSINESS ROUTE** Highway (the "Project") across that certain real property situated in Coconino County, Arizona, described as:

That portion of the **TOWNSITE OF FLAGSTAFF**, according to the plat of record in the office of the County Recorder of Coconino County, Arizona recorded in Book 1 of Maps, Page 16 and Affidavit of Correction recorded as 2013-3670186 of Official Records, located in Section 16, Township 21 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, as shown in red on the plat(s) attached hereto and made a part hereof (the "Property").

Grantee shall be responsible for any accidents or damages occurring on or to the Property during the term of this TCE caused by negligent acts or conduct of Grantee, or by the negligent acts or conduct of Grantee's employees, servants or agents.

To the extent practicable, Grantee shall restore the surface improvements on said Property to a condition as good as or better than what existed immediately prior to Grantee's entry.

It is understood and agreed that this TCE is to expire and terminate _____. It is further agreed that this Temporary Construction Easement may be extended by up to 12 (twelve) months at Grantee's option. The monthly rate associated with this extension shall be _____\$/month. Grantee shall notify Grantor in writing, and render payment, prior to exercising this option.

Signed on the _____ day of _____, 20_____.

GRANTOR

PRINTED NAME

PRINTED NAME

PRINTED NAME

PRINTED NAME

**Approved by the Director of the Arizona
Department of Transportation**

Accepted: STATE OF ARIZONA

_____, 20_____

_____, 20_____

(Date Only)

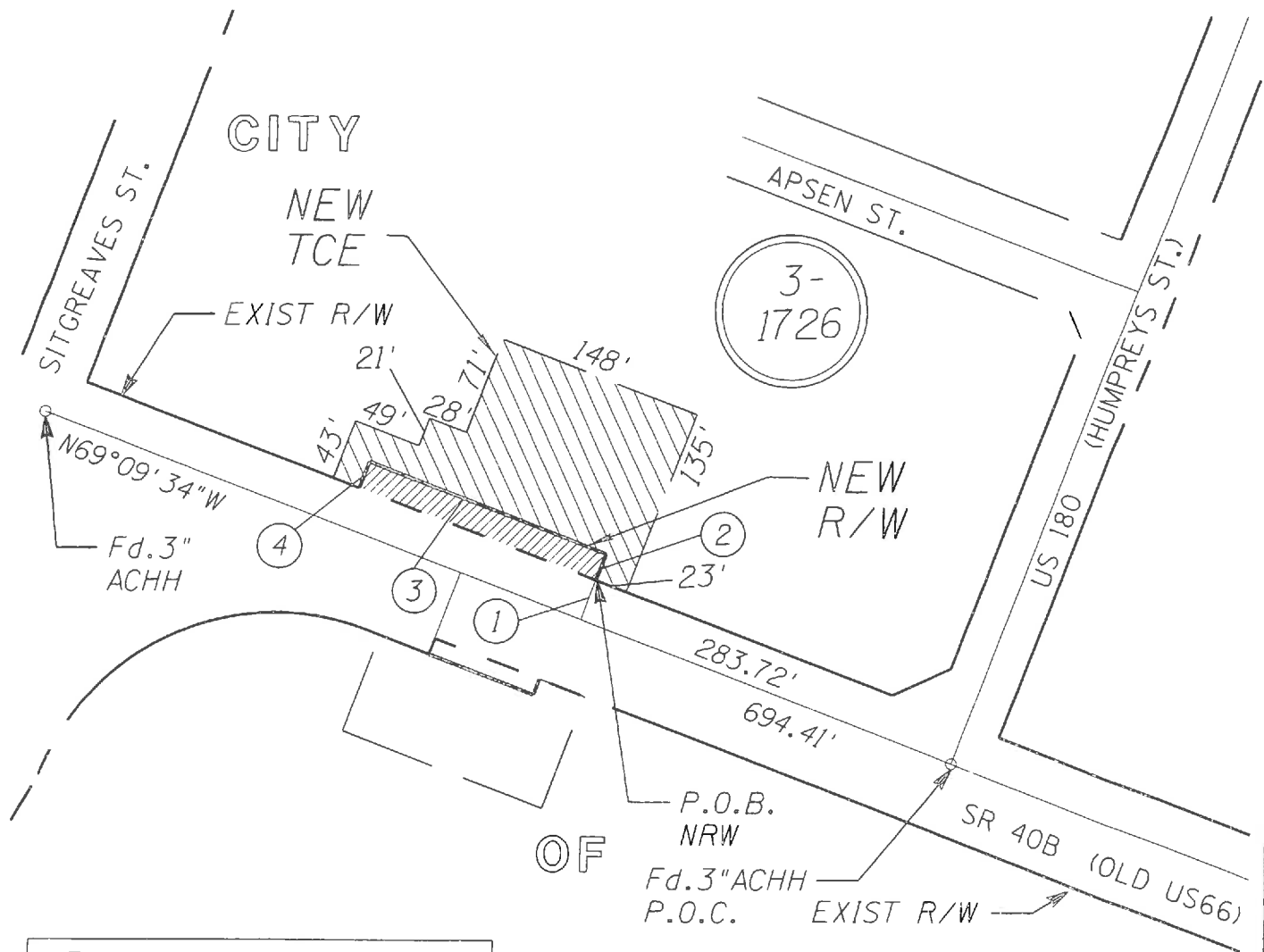
By _____

Right of Way Manager

PROJECT: 040B CN 196 H8905
B40-D(203)T

LOCATION: Rio De Flag Bridge

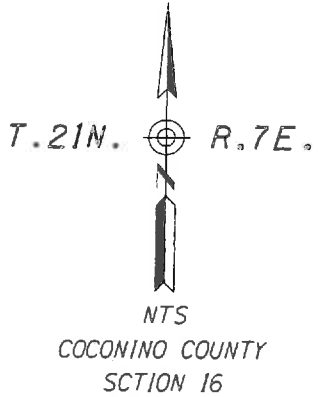
PARCEL: 3-1726
cg 12-04-2019



DATA TABLE		
1	N20°50'26"E	30.00'
2	N20°50'26"E	20.00'
3	N69°09'34"W	182.00'
4	S20°50'26"W	20.00'

- New R/W: 3,640 Sq. Ft.
- New TCE: 20,272 Sq. Ft.

FLAGSTAFF



ADOT Right Of Way <small>THIS SKETCH PLAN IS FOR ADOT INTERNAL USE ONLY</small>	PARCEL #	3-1726	HIGHWAY NAME:		ASHFORK - FLAGSTAFF
	EXHIBIT #	NRW	PROJECT NO.		040B CN 196 H8905
	DATE	12/04/2019	FEDERAL AID NO.:		NHPP-B40-D(203)T
ROUTE NO.:	SR 40B	LOCATION:	RIO DE FLAG BRIDGE	SHEET NO.:	1 OF 1