

BAN225-5-1-1--
yorkm

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

**ANNEXATION PETITION
OF
THE CITY OF GLENDALE**

**The Northwest Quarter of the Northwest Quarter of Section 4 of
and the Northeast Quarter of Section 5, Township 2 North, Range
1 East of the Gila and Salt River Base and Meridian,
Maricopa County, Arizona,**

Thompson Thrift Annexation

Blank Petition Recorded on September 14, 2021

EXHIBIT "A"

LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP IN HAND HOLE, MARKING THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, FROM WHICH A FOUND MARICOPA COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 4, BEARS NORTH 88 DEGREES 40 MINUTES 39 SECONDS EAST, A DISTANCE OF 2861.91 FEET;

THENCE SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST, CONTINUING ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 10.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 60.00 FEET OF SAID NORTHWEST QUARTER;

THENCE NORTH 88 DEGREES 40 MINUTES 39 SECONDS EAST, PARALLEL WITH AND 60.00 FEET SOUTH OF THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER, A DISTANCE OF 1,273.91 FEET;

THENCE SOUTH 01 DEGREE 18 MINUTES 21 SECONDS EAST, A DISTANCE OF 79.53 FEET TO A POINT ON THE WEST LINE OF THE PARCEL OF LAND DESCRIBED IN THE FINAL ORDER OF CONDEMNATION RECORDED IN DOCUMENT 1990-398277, MARICOPA COUNTY RECORDS;

THENCE SOUTH 32 DEGREES 46 MINUTES 17 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 158.24 FEET;

THENCE SOUTH 37 DEGREES 47 MINUTES 27 SECONDS WEST, ALONG SAID WEST LINE, A DISTANCE OF 1,297.86 FEET;

THENCE SOUTH 88 DEGREES 29 MINUTES 13 SECONDS WEST, ALONG SAID WEST LINE AND THE PROLONGATION THEREOF, A DISTANCE OF 362.74 FEET TO A POINT 33.00 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER;

THENCE SOUTH 00 DEGREES 03 MINUTES 15 SECONDS WEST, PARALLEL

WITH AND 33.00 FEET EAST OF WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 721.97 FEET;

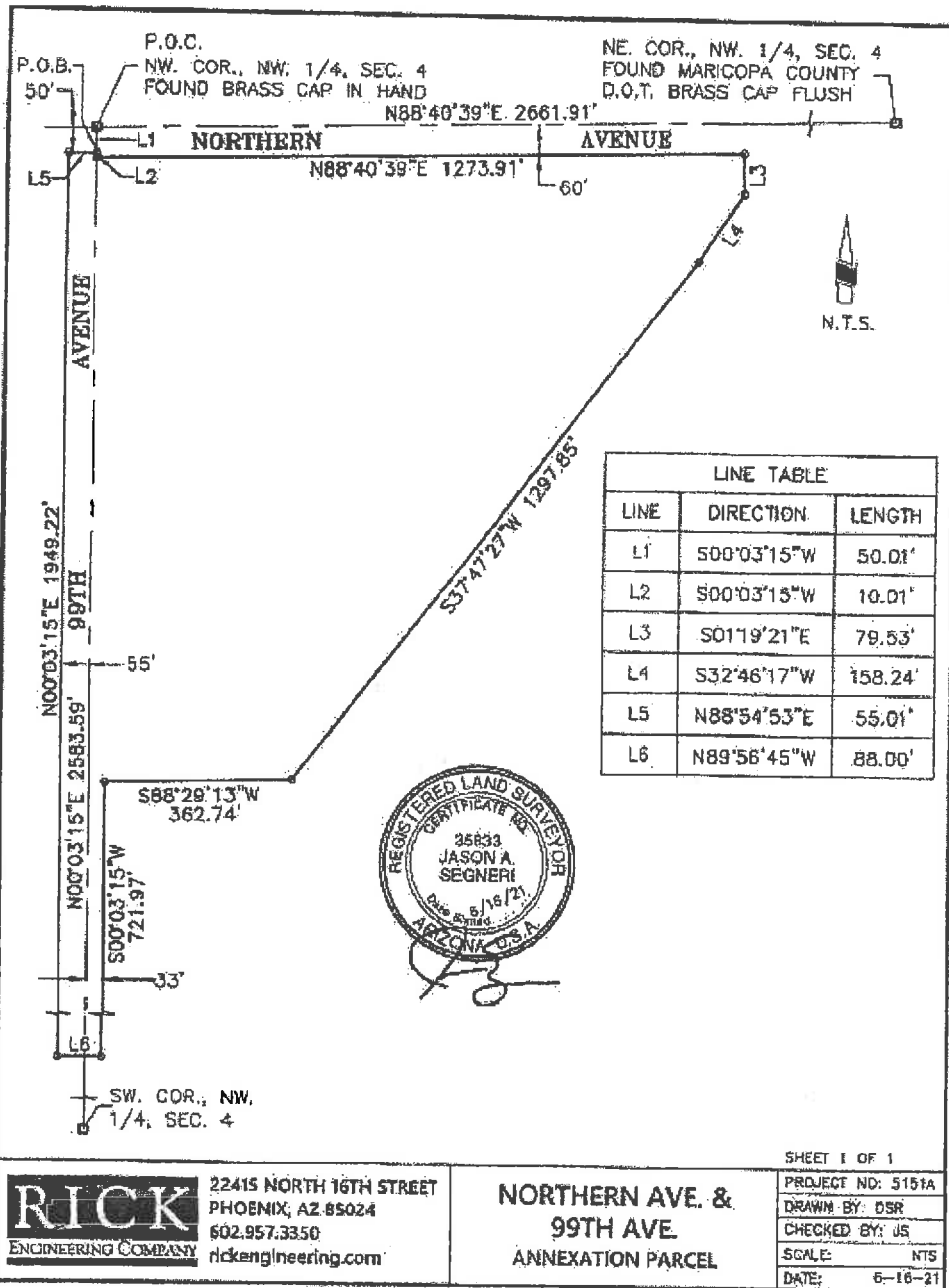
THENCE NORTH 89 DEGREES 56 MINUTES 45 SECONDS WEST, TO A POINT THAT IS 55.00 FEET WEST OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, A DISTANCE OF 88.00 FEET;

THENCE NORTH 00 DEGREES 03 MINUTES 15 SECONDS EAST, PARALLEL WITH AND 55.00 FEET WEST OF SAID EAST LINE, A DISTANCE OF 1,949.22 FEET;

THENCE NORTH 88 DEGREES 54 MINUTES 53 SECONDS EAST, ALONG A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 1,192,827 SQUARE FEET OR 27.384 ACRES, MORE OR LESS.

EXHIBIT "B"



AFFIDAVIT

STATE OF ARIZONA)
) SS.
County of Maricopa)

ANNEXATION AREA NO. 225

Edward Vigil, being first duly sworn, upon oath deposes and says:

1. I am a Senior Planner for the City of Glendale, Arizona. I am preparing this affidavit based on information in the files of the City.
2. No part of the area shown on the attached map and described in the attached annexation petition and legal description, as proposed to be annexed into the City of Glendale, to the best of the City of Glendale's information, knowledge and belief, is already subject to an earlier filing for annexation by any other municipality.
3. This affidavit has been prepared to comply with the requirements of A.R.S. 9-471(A) (6).

FURTHER YOUR AFFIANT SAYETH NOT



 EDWARD VIGIL

SUBSCRIBED AND SWORN to before me this 14th day of Sept, 2021.



 Notary Public

My Commission Expires:

May 8, 2024



When Recorded, Return To:

Christopher L. Raddatz
 GAMMAGE & BURNHAM PLC
 Two North Central Avenue
 15th Floor
 Phoenix, Arizona 85004

15
 sa.

 APN 142-56-010C

7/8

Affidavit Exempt
Per A.R.S. § 11-1134.B.7(c)

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, 99TH & NORTHERN, LLC, a Nevada limited liability company, ("Grantor"), does hereby sell, grant, transfer and convey, without recourse and without any representation or warranty, express or implied, to KAREN PRATT, a married woman as her separate property ("Grantee"), a **20.00%** undivided, tenants-in-common interest in Grantor's right, title and interest in and to the real property situated in Maricopa County, Arizona, legally described on Exhibit A attached hereto and incorporated herein by this reference,

TOGETHER WITH: (a) all buildings, structures, and improvements now or hereafter located thereon, (b) all water, water rights (including any grandfathered groundwater or other groundwater or surface water rights), wells and well rights relating to the real property, (c) rights to adjoining strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected to the real property, (d) all oil rights, gas rights, minerals, mineral rights, oil, gas, and other hydrocarbon substances in and under, or that may be produced from, the real property, and (e) all other rights, entitlements, easements, privileges, appurtenances, hereditaments, permits, approvals, reversions, and remainders pertaining to such real property or used in connection therewith (collectively, the "Property").

SUBJECT TO all taxes and other assessments; zoning and other governmental restrictions; patent reservations; all covenants, conditions, restrictions; reservations; easements; declarations; encumbrances; liens; obligations; liabilities, and all other matters of record), and all matters that a correct and complete inspection and ALTA/ACSM survey of the Property would disclose.

Grantor does hereby bind itself to warrant and defend title to the Property, against all acts of Grantor, and no other, subject to the matters set forth herein.

[SIGNATURE AND NOTARY PAGES FOLLOW]

Dated Dec. 10, 2019.

99TH & NORTHERN, LLC, an Nevada limited liability company

By: *Callan Yeoman*
Callan Yeoman
Its: Manager

STATE OF MO)
City of St. Louis)ss.
COUNTY OF St. Louis

The foregoing instrument was acknowledged before me this 10 day of December 2019, by Callan Yeoman, the Manager of 99th & Northern, LLC, a Nevada limited liability company, on behalf of the company.

Unofficial Document

WITNESS my hand and official seal.

Julie Bierman
Notary Public


My Commission Expires:



JULIE BIERMAN
My Commission Expires
January 6, 2022
St. Louis City
Commission #14563968

Dated Dec. 11, 2019.

99TH & NORTHERN, LLC, an Nevada limited liability company

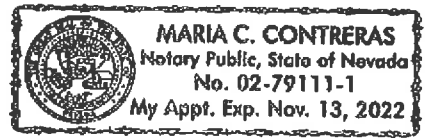
By: 
C. Michael Rasmussen
Its: Manager

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

The foregoing instrument was acknowledged before me this 11th day of December 2019, by C. Michael Rasmussen, the Manager of 99th & Northern, LLC, a Nevada limited liability company, on behalf of the company.

WITNESS my hand and official seal. Unofficial Document


Notary Public



My Commission Expires: 11/13/2022

Exhibit A
To Special Warranty Deed
Legal Description

Legal Description

The Northwest Quarter of the Northwest Quarter of Section 4, Township 2 North, Range 1 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

Except that portion which lies Easterly of the following described line:

Beginning at a point on the North line of said Section 4, which point bears North 88° 40' 39" East 382.92 feet from the Northwest corner of said Section 4;

Thence South 01° 19' 21" East 49.00 feet;

Thence South 87° 39' 38" East 250.51 feet;

Thence North 88° 40' 39" East 400 feet;

Unofficial Document

Thence South 74° 02' 25" East 250.88;

Thence South 32° 46' 17" West 158.24 feet;

Thence South 37° 47' 27" West 1297.85 feet;

Thence South 88° 29' 09" West 395.74 feet to the point of intersection of the South line of said Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) with the West line of Section 4, which point bears South 00° 03' 15" West 1279.26 feet from the Northwest corner of said Section 4;

Thence South 00° 03' 15" West along the West line, a distance of 150.06 feet to the Point of Beginning; and

Except the North 49.00 feet.