

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

WARRANTY DEED

Exempt Pursuant to A.R.S. §11-1134 (A)(3)

For Ten Dollars and other valuable consideration, we, **Galen D. Thomas and Lucia M. Thomas, husband and wife** (“Grantors”), do hereby convey to the **City of Glendale, an Arizona municipal corporation** (“Grantee”), all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached “Exhibit A” for Description and Depiction

It is the intention of the parties to cause the real property on said Exhibit “A” to be dedicated as **public right of way for roadway purposes**, and to vest title in fee simple in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

Dated this 21 day of June, 2024.

Grantors: Galen D. Thomas and Lucia M. Thomas, husband and wife

Galen D. Thomas
Galen D. Thomas

Lucia M. Thomas
Lucia M. Thomas

STATE OF ARIZONA)
County of Maricopa) ss.

The foregoing instrument was acknowledged before me this 21st day of June, 2024 by Galen D. Thomas and Lucia M. Thomas, husband and wife, who acknowledged that they executed this instrument for the purposes contained therein.

Tangella Diaz
Notary Public

My commission expires:
Dec 1, 2024



5835 N 83rd Ave
Ord _____

IN WITNESS WHEREOF, CITY OF GLENDALE, an Arizona municipal corporation, has caused this Warranty Deed to be executed by its duly authorized representative, this ____ day of _____, 2024.

Kevin R. Phelps
City Manager

ATTEST:

Julie K. Bower, City Clerk (Seal)

APPROVED AS TO FORM:

Michael D. Bailey, City Attorney

STATE OF ARIZONA)
) ss.
County of Maricopa)

This instrument was acknowledged before me this ____ day of _____, 2024 by Kevin R. Phelps, City Manager for the City of Glendale, who acknowledged that he executed this instrument for the purposes contained therein.

Notary Public

My commission expires:

EXHIBIT "A"

DESCRIPTION FOR 83RD AVENUE RIGHT-OF-WAY
CITY OF GLENDALE PROJECT NUMBER 222333



COOPER AERIAL

PROJECT NO.: 2305007

DATE: 02-14-2024

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED, RECORDED AS DOCUMENT NUMBER 2012-0830509, MARICOPA COUNTY RECORDS (MCR), SITUATED WITHIN SECTION 14, TOWNSHIP 2 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP, FLUSH, FOUND AT THE NORTHWEST CORNER OF SAID SECTION 14, FROM WHICH A BRASS CAP, FLUSH, FOUND AT THE WEST 1/4 CORNER OF SAID SECTION 14, BEARS SOUTH 00°23'32" WEST, (BASIS OF BEARING) A DISTANCE OF 2640.68 FEET;

THENCE ALONG THE WESTERLY LINE OF SAID SECTION, SOUTH 00°23'32" WEST, A DISTANCE OF 440.51 FEET;

THENCE LEAVING SAID WESTERLY LINE, SOUTH 89°36'28" EAST, A DISTANCE OF 50.00 FEET, TO THE NORTHWEST CORNER OF SAID CERTAIN PARCEL, AND THE **POINT OF BEGINNING**;

THENCE ALONG THE NORTH LINE OF SAID CERTAIN PARCEL, NORTH 88°27'39" EAST, A DISTANCE OF 10.01 FEET, TO A LINE 10.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID NORTH LINE, ALONG SAID PARALLEL LINE, SOUTH 00° 23' 32" WEST, A DISTANCE OF 182.00 FEET, TO THE SOUTH LINE OF SAID CERTAIN PARCEL;

THENCE LEAVING SAID PARALLEL LINE, ALONG SAID SOUTH LINE, SOUTH 88°28'02" WEST, A DISTANCE OF 10.01 FEET, TO SAID WEST LINE OF THAT CERTAIN PARCEL;

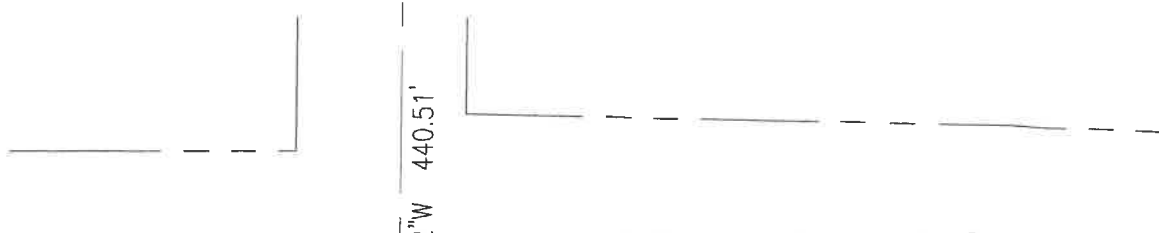
THENCE LEAVING SAID SOUTH LINE, ALONG SAID WEST LINE, NORTH 00°23'32" EAST, A DISTANCE OF 182.00 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 1,820 SQUARE FEET (0.0418 ACRES), MORE OR LESS.

Subject to existing rights-of-way and easements.



POINT OF COMMENCEMENT
NW. COR. SEC. 14 T2N, R1E
FOUND BRASS CAP, FLUSH



BETHANY HOME ROAD

S89°36'28"E 50.00'

POINT OF BEGINNING

N88°27'39"E 10.01'

83RD AVENUE

S00°23'32"W (BASIS OF BEARING) 2640.68'

N00°23'32"E 182.00'

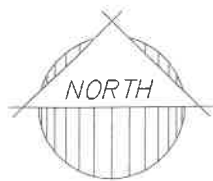
S00°23'32"W 182.00'

APN: 102-10-153
OWNER: THOMAS, GALEN D/
LUCIA M
(2012-0830509 M.C.R.)

S88°28'02"W 10.01'

APN: 102-10-005Z
OWNER: TOLMACHOFF, WILLIAM/GRACIE
(2012-0830509 M.C.R.)

W. 1/4 COR. SEC. 14 T2N, R1E
FOUND BRASS CAP, FLUSH



N.T.S.

83RD AVENUE RIGHT-OF-WAY
EXHIBIT



COOPER AERIAL SURVEYS CO.
11402 N. CAVE CREEK ROAD
PHOENIX, ARIZONA 85020
602-678-5111