

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
(Bullard Avenue and Harrison Street)

GRANTOR:

GRANTEE:

MREG BULLARD 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, **MREG BULLARD 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 _____, 2021.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

MREG BULLARD LLC

a Delaware limited liability company

By: _____

Name: Richard Mack

Title: Vice President

State of New York)

County of New York) ss.

On this 8th day of October, 2021, before me personally appeared Richard Mack, whose identity was proven to me on the basis of satisfactory evidence to be the person he claims to be, and acknowledged before me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity or entities upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

Angela F. Sciandra
Notary Public

Signatures, Acknowledgements and Exhibits on Following Pages



GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation,
the ____ day of _____, 2021.

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me
this ____ day of _____, 2021 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

**CENTERPOINT
TRAFFIC SIGNAL
LEGAL DESCRIPTION**

A portion of Lot 3 as shown on the Minor Land Division of "Centerpoint" filed as Book 1410, Page 23 and amended in the Affidavit of Correction recorded as document number 2018-876974 records of Maricopa County, Arizona situated within the West Half of Section 9, Township 1 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found brass cap in hand hole accepted as the West Quarter corner of said Section 9 from which a found brass cap in hand hole accepted as the Northwest corner of said Section 9 thereof bears North 00°49'43" East, 2638.41 feet;

Thence South 89°18'29" East, 65.00 feet along the south line of the Northwest Quarter of said Section 9 to a line being 65.00 feet east of and parallel with the west line of the Northwest Quarter of said Section 9 being the **POINT OF BEGINNING**;

Thence North 00°49'43" East, 64.50 feet along said parallel line;

Thence leaving said parallel line, South 44°10'17" East, 42.43 feet;

Thence South 00°49'43" West, 34.43 feet to the south line of said Northwest Quarter;

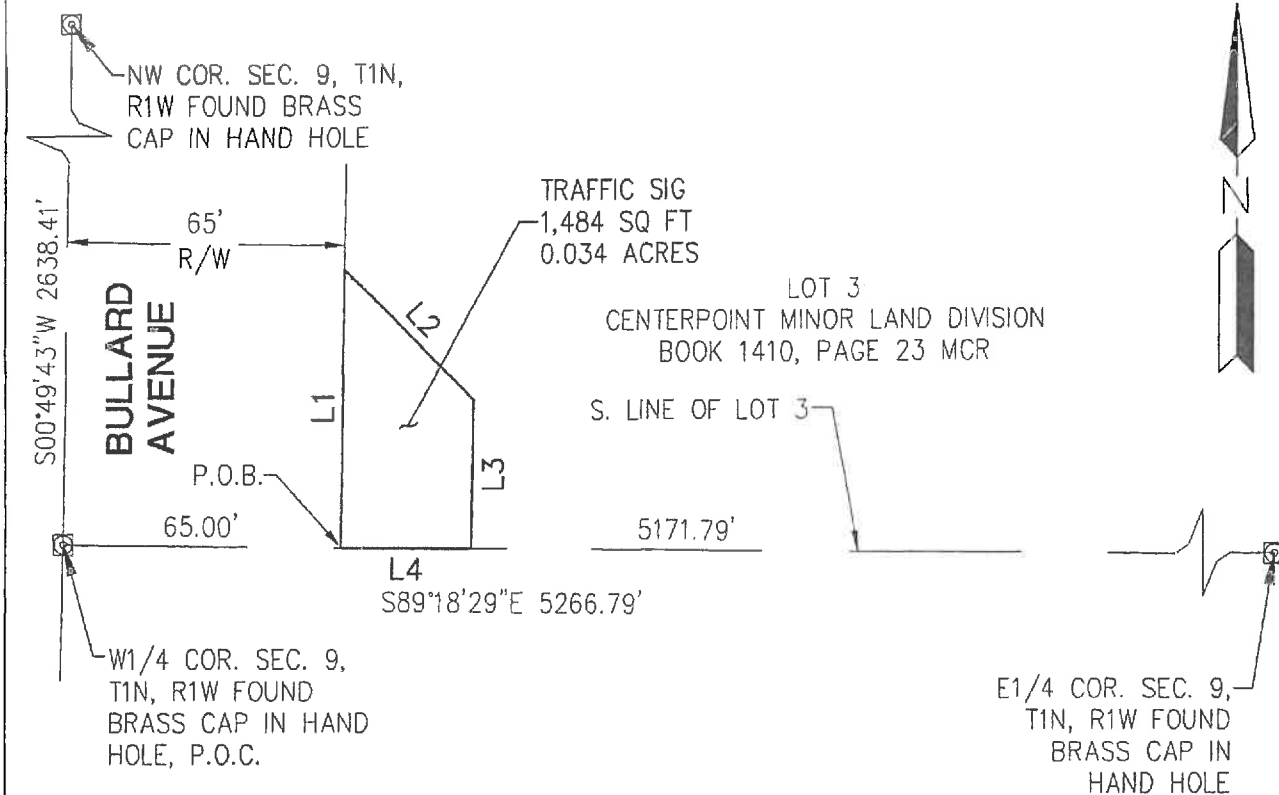
Thence North 89°18'29" West, 30.00 feet along said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 1,484 sq. ft. (0.034 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1854
Date: September 2020





LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	N00°49'43"E	64.50'
L2	S44°10'17"E	42.43'
L3	S00°49'43"W	34.43'
L4	N89°18'29"W	30.00'



P.O.C. - POINT OF COMMENCING
P.O.B. - POINT OF BEGINNING

PAGE 3 OF 3

PROJ.NO.: 1854	CENTERPOINT TRAFFIC SIGNAL GOODYEAR, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436	
DATE: SEPT 2020			
SCALE: NTS	EXHIBIT		
DRAWN BY: DSP			
CHECKED BY: KJP			

EXHIBIT F
Deed of Partial Release and Partial Reconveyance

Attached hereto