

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:

**SUPERPHARM II, LLC, a Delaware
limited liability company**

GRANTEE:

**CITY OF GOODYEAR, 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, **SUPERPHARM II, LLC, a Delaware limited liability company** ("Grantor") does hereby grant and convey to the **CITY OF GOODYEAR, 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.

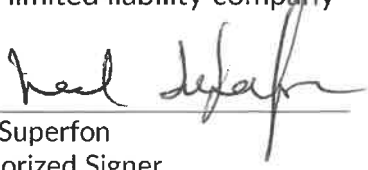
IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2021.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

SUPERPHARM II, LLC,
a Delaware limited liability company

By:

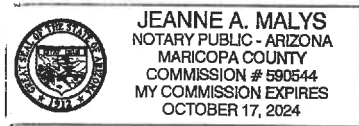

Neil Superfon

Its:

Authorized Signer

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me
this 10th day of September, 2021 by Neil Superfon, as Authorized Signer
for SUPERPHARM II, LLC, a Delaware limited liability company.




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

SEDELLA CAMELBACK ROAD TRACT A DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW1/4NW1/4NW1/4) OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 2 WEST, GILA & SALT RIVER MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NW1/4NW1/4NW1/4, FROM WHICH THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION 23 BEARS SOUTH 89 DEGREES 34 MINUTES 09 SECONDS EAST, THENCE SOUTH 89 DEGREES 34 MINUTES 09 SECONDS EAST ALONG SAID NORTH LINE, A DISTANCE OF 33.00 FEET, THENCE SOUTH 00 DEGREES 18 MINUTES 20 SECONDS WEST, A DISTANCE OF 33.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF CAMELBACK ROAD AND ON THE EASTERLY RIGHT OF WAY LINE OF CITRUS ROAD, SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 34 MINUTES 09 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 65.07 FEET;

THENCE SOUTH 00 DEGREES 25 MINUTES 51 SECONDS WEST, A DISTANCE OF 32.00 FEET;

THENCE SOUTH 45 DEGREES 22 MINUTES 06 SECONDS WEST, A DISTANCE OF 46.62 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 40 SECONDS WEST, A DISTANCE OF 32.00 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF CITRUS ROAD;

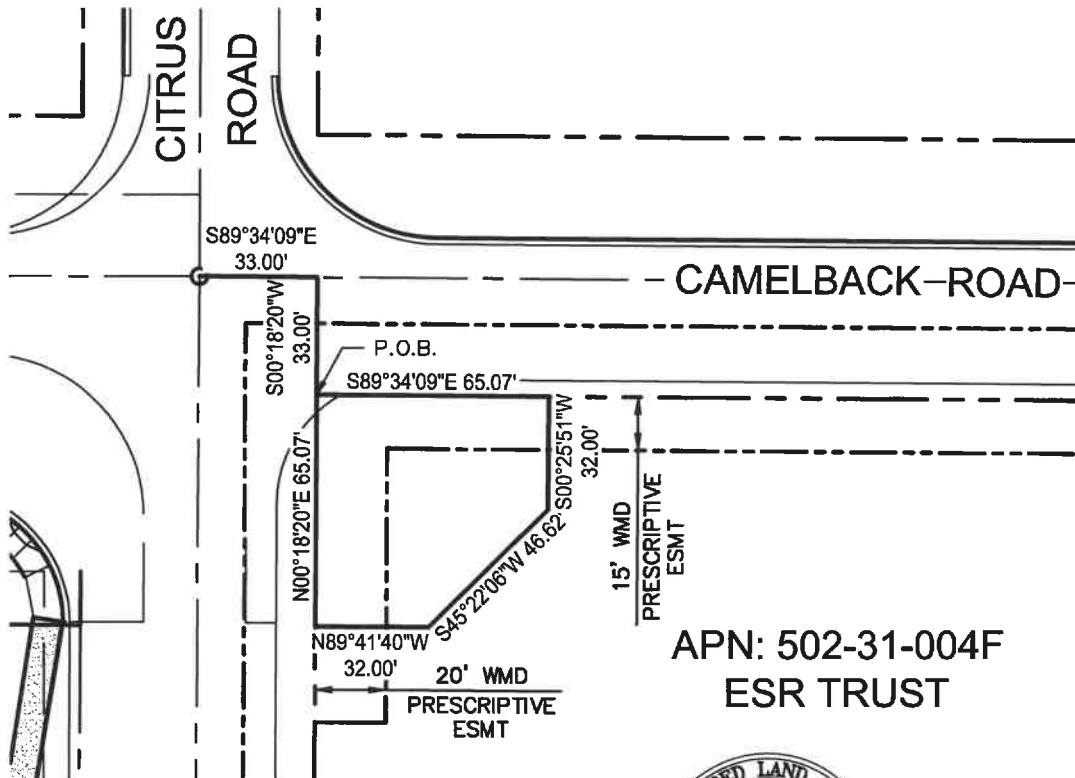
THENCE NORTH 00 DEGREES 18 MINUTES 20 SECONDS EAST, A DISTANCE OF 65.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,682.7 SQUARE FEET OR 0.085 ACRES, MORE OR LESS.



SEDELLA TRACT A EXHIBIT

SCALE: 1"=40'



APN: 502-31-004F
ESR TRUST

