

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)

QUIT CLAIM DEED

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **VPTM ALLEN RANCHES LB LLC, a Delaware limited liability company** ("Grantor") does hereby quitclaim to the **CITY OF GOODYEAR, an Arizona municipal corporation**, ("Grantee"), its successors and assigns, any right, title, or claim Grantor may have in and to the certain real property described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

Signatures, Acknowledgements and Exhibits on Following Pages

IN WITNESS WHEREOF, Grantor has caused this Quit Claim Deed to be executed this ____ day of _____, 20____.

GRANTOR:

**VPTM ALLEN RANCHES LB LLC,
a Delaware limited liability company**

By: VP Caravan NoteCo LLC,
its sole member

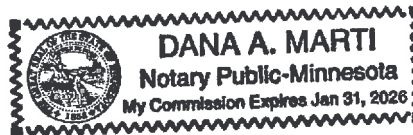
By: Värde Partners, Inc.,
Its Manager

By: [Signature]
Name: Brendan Bosman
Its: Senior Managing Director

State of Minnesota)
County of Hennepin) ss.

This foregoing instrument (Quit Claim Deed) was acknowledged before on this 13th day of May, 2022 by Brendan Bosman, the Senior Managing Director of Värde Partners, Inc., the Manager of BP Caravan NoteCo LLC, the sole Member of VPTM ALLEN RANCHES LB LLC, a Delaware limited liability company on behalf of said entity.

[Signature]
Notary Public



GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, ARIZONA, an Arizona Municipal Corporation, the
____ day of _____, 20____.

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Quit Claim Deed) was acknowledged before me this
____ day of _____, 20____ 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

**ALLEN RANCHES – PHASE 1
CAMELBACK RIGHT OF WAY DEDICATION
LEGAL DESCRIPTION**

A portion of Lot 1 of the Minor Land Division for "Allen Ranches", as recorded in Book 1558, Page 33, Records of Maricopa County, Arizona, being situated within the Southwest quarter of Section 14, Township 2 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

BEGINNING at a found 3 inch Maricopa County Department of Transportation (MCDOT) brass cap in hand hole accepted as the Southwest corner of said Section 14 from which a found 2 inch Maricopa County aluminum cap accepted as the South quarter corner thereof bears South 89°34'03" East, 2636.89 feet;

Thence North 00°17'38" East, 23.00 feet along the west line of said Southwest quarter to the north line of the south 23.00 feet of said Southwest quarter;

Thence South 89°34'03" East, 2060.20 feet along said north line to the east line of said Lot 1;

Thence South 00°17'05" West, 23.00 feet along said east line to the south line of said Southwest quarter;

Thence North 89°34'03" West, 2060.20 feet along said south line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 47,385 sq. ft. (1.0878 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. 1383
Date: October 2021





N. CITRUS ROAD

N00°17'38"E 2641.48'

2618.48'

WEST QUARTER CORNER
SECTION 14, T2N, R2W
FOUND 3" MCDOT BRASS
CAP IN HAND HOLE
DOWN 0.4'

LOT 1 OF THE
MINOR LAND DIVISION
FOR "ALLEN RANCHES"
PER BOOK 1558,
PAGE 33, M.C.R.

S89°39'36"E
5274.65'

S00°17'05"W
5289.21'

N00°18'15"E
5290.98'

N00°17'38"E
23.00'

S89°34'03"E 2060.20'

S00°17'05"W
23.00'
576.69'

SOUTHWEST CORNER
SECTION 14, T2N, R2W
FOUND 3" MCDOT BRASS
CAP IN HAND HOLE,
DOWN 0.7'
POINT OF BEGINNING

N89°34'03"W 2060.20'
N89°34'03"W 2636.89'

W CAMELBACK ROAD

SOUTH QUARTER CORNER
SECTION 14, T2N, R2W
FOUND 2" MARICOPA COUNTY
ALUMINUM CAP, STAMPED
T2N, R2W, S14, 1/4, S23
29891, DATED 2003, DOWN 0.4'



PROJ.NO.: 1383

DATE: Oct 2021

SCALE: N.T.S.

DRAWN BY: JDL/JHVD

CHECKED BY: KJP

ALLEN RANCHES - PHASE 1
CAMELBACK R.O.W. DEDICATION
GOODYEAR, ARIZONA

EXHIBIT


HILGARTWILSON
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