

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
(SENDERO LIFT STATION)**

GRANTOR:

**ESTRELLA NORTH 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, **ESTRELLA NORTH 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 _____,
20____.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR

ESTRELLA NORTH LLC, a Delaware limited liability company

By: Estrella Partners, LP, ad Delaware limited partnership

Its Sole Member and Manager

By Goodyear EMR GP, LLC, a Delaware limited liability company

Its General Partner

By EMR Harvard LLC, an Arizona limited liability company

Its Administrative Member

By: Harvard Investments, Inc., a Nevada corporation

Its: Manager

By

Arthur W. Mellor
Arthur W. Mellor, Assistant Treasurer

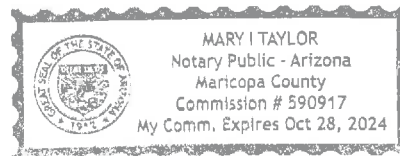
By

Timothy P. Brislin
Timothy P. Brislin, Senior Vice President

STATE OF ARIZONA }
 } §
County of Maricopa }

The foregoing instrument was acknowledged before me this 4th day of May, 2022 by Arthur W. Mellor, Assistant Treasurer of Harvard Investments, Inc., the Manager of EMR Harvard LLC, the Administrative Member of Goodyear EMR GP, LLC, the General Partner of Estrella Partners, LP, the Sole Member and Manager of Estrella North LLC.

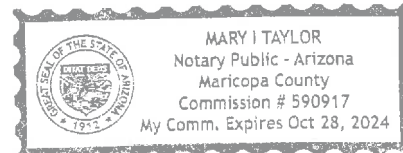
Mary I Taylor
Notary Public



STATE OF ARIZONA }
 } §
County of Maricopa }

The foregoing instrument was acknowledged before me this 4th day of May, 2022 by Timothy P. Brislin, Senior Vice President of Harvard Investments, Inc., the Manager of EMR Harvard LLC, the Administrative Member of Goodyear EMR GP, LLC, the General Partner of Estrella Partners, LP, the Sole Member and Manager of Estrella North LLC.

Mary I Taylor
Notary Public



Signatures, Acknowledgements and Exhibits on Following Pages

GRANTEE:

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

By: _____

Name: _____

Its: _____

State of Arizona)
)ss.

County of Maricopa)

The foregoing Special Warranty Deed (Sendero Lift Station) was acknowledged before me
this _____ day of _____, 20____ by _____, as
_____ of the CITY OF GOODYEAR, an Arizona municipal corporation,
on behalf of said corporation.

Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT "A"
LEGAL DESCRIPTION



APN 400-03-018Y

EXHIBIT "A"

LEGAL DESCRIPTION
LAND ACQUISITION
SENDERO LIFT STATION
APN 400-03-018Y
ESTRELLA



That portion of a parcel of land lying in the Northwest Quarter of Section 1, Township 1 South, Range 2 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona being more particularly described as follows:

COMMENCING at the aluminum cap found at the West Quarter Corner of said Section 1, from which the General Land Office (GLO) brass cap found on pipe at the Northwest Corner of said Section 1 bears North 02 degrees 11 minutes 11 seconds West a distance of 2,694.62 feet, said line being the West line of the said Northwest Quarter of Section 1, and said line being the basis of bearings of this description;

Thence along the East-West mid-section line of said Section 1, North 89 degrees 52 minutes 37 seconds East a distance of 266.37 feet to a point;

Thence North 00 degrees 07 minutes 25 seconds West a distance of 18.99 feet to a point on the north line of the proposed right-of-way of Sendero Drive, said point being the POINT OF BEGINNING;

Thence North 56 degrees 00 minutes 20 seconds West a distance of 79.00 feet to a point;

Thence North 33 degrees 59 minutes 40 seconds East a distance of 48.00 feet to a point;

Thence South 56 degrees 00 minutes 20 seconds East a distance of 79.00 feet to a point on said proposed north right-of-way line;

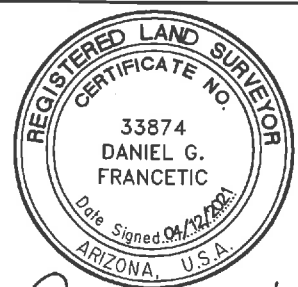
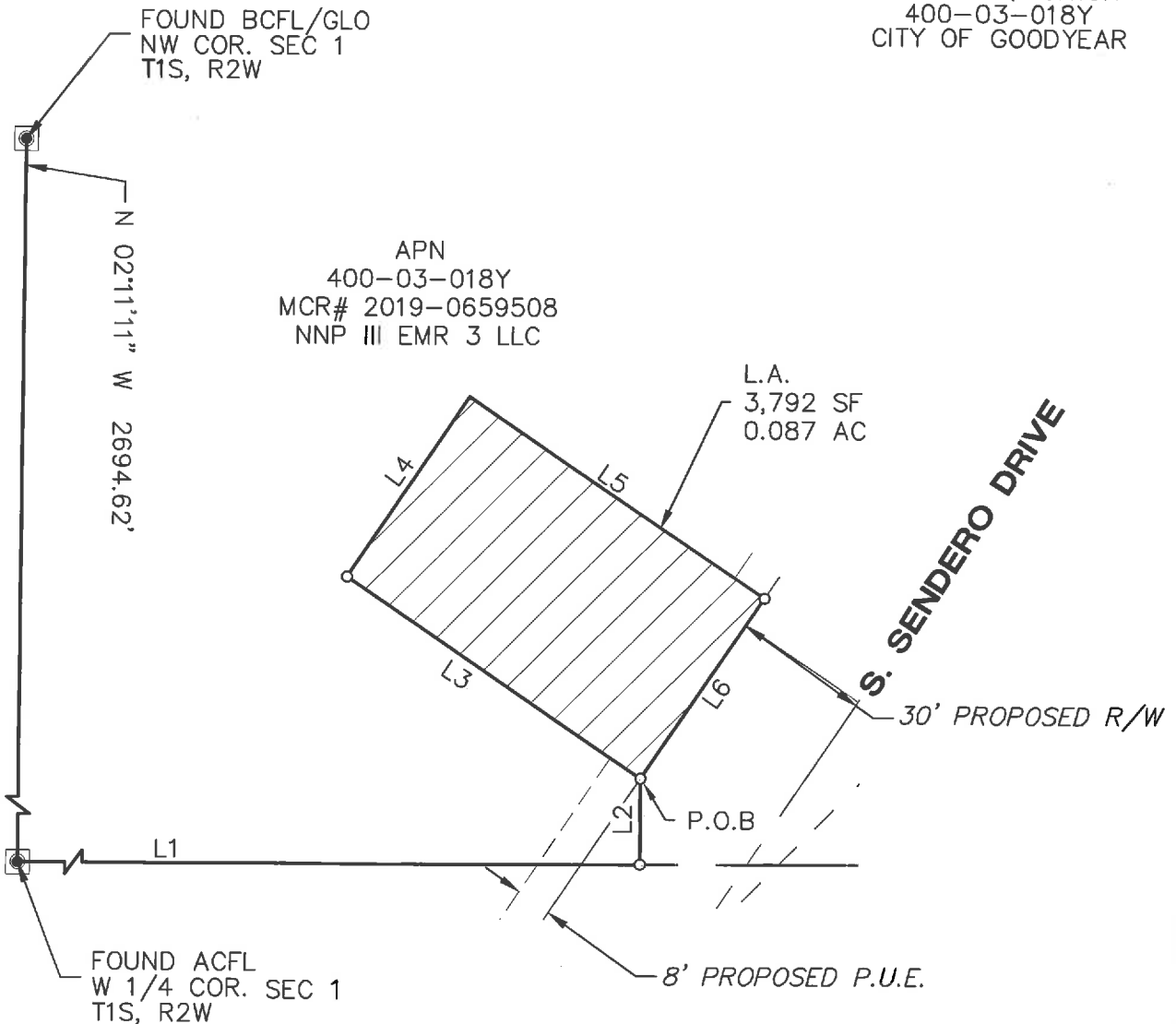
Thence continuing along said right-of-way line, South 33 degrees 59 minutes 40 seconds West a distance of 48.00 feet to the POINT OF BEGINNING.

Containing an area of 3,792 SQUARE FEET or 0.087 ACRES, more or less.

See attached Exhibit "B" drawing by reference made a part hereto

EXHIBIT "B"

LAND ACQUISITION
400-03-018Y
CITY OF GOODYEAR



SCALE: N.T.S.

Daniel G. Francetic

CITY OF GOODYEAR

APN 400-03-018Y

SECTION 1, T1S, R2W

LAND ACQUISITION

DATE: 04/12/21 REV'D:

DRAWN BY: GNL/CHK'D: DGF PG: 2 OF 3

FILE: NEW 400-03-018Y_LA.DWG

LEGEND



LAND ACQUISITION

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 1
BEARING N 02°11'11" W

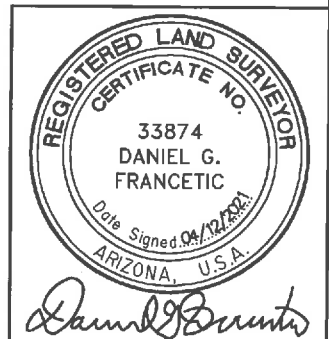


Entellus™

3033 N. 44th Street, Suite 250
Phoenix, AZ 85018
Tel 602.244.2566
Fax 602.244.8947
Website www.entellus.com

APN 400-03-018Y

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89° 52' 37"E	266.37'
L2	N0° 07' 25"W	18.99'
L3	N56° 00' 20"W	79.00'
L4	N33° 59' 40"E	48.00'
L5	S56° 00' 20"E	79.00'
L6	S33° 59' 40"W	48.00'



LEGEND



LAND ACQUISITION

BASIS OF BEARING

THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 1
BEARING N 02°11'11" W



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CITY OF GOODYEAR

APN 400-03-018Y

SECTION 1, T1S, R2W

LAND ACQUISITION

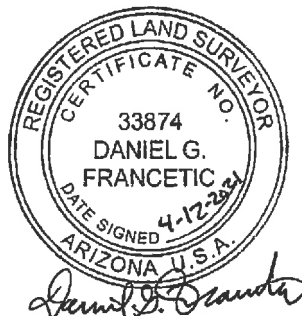
DATE: 04/12/21 REV'D:
DRAWN BY: GNL CHK'D: DGF PG: 3 OF 3
FILE: NEW 400-03-018Y_LA.DWG

400-03-018Y LA AREA BOUNDARY
Polyline Report

Mon Apr 12 09:31:02 2021

Northing	Easting	Bearing	Distance
862507.287	547512.082		
		N 56°00'20" W 79.000	
862551.457	547446.584		
		N 33°59'40" E 48.000	
862591.253	547473.422		
		S 56°00'20" E 79.000	
862547.083	547538.920		
		S 33°59'40" W 48.000	
862507.287	547512.082		

Closure Error Distance> 0.00000 Error Bearing> N 90°00'00" E
Closure Precision> 1 in 1542796254003.4 Total Distance> 254.000
Polyline Area: 3792.0 sq ft, 0.0871 acres



400-03-018Y LA TIE LINE
Polyline Report

Mon Apr 12 09:28:30 2021

Northing	Easting	Bearing	Distance
862487.722	547245.756		
		N 89°52'37" E	266.368
862488.295	547512.123		
		N 00°07'25" W	18.992
862507.287	547512.082		

Closure Error Distance> 267.04409 Error Bearing> S 85°47'54" W
Closure Precision> 1 in 1.1 Total Distance> 285.360
Area not calculated because polyline not closed

