

When recorded Mail to:

City of Goodyear
City Clerk / KGR
1900 N. Civic Square
Goodyear, Arizona 85395

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

GRANTOR:

**CYRENE AT ESTRELLA HOA, an
Arizona non-profit organization**

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, **CYRENE AT ESTRELLA HOA, an Arizona non-profit organization** ("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 _____, 2022.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

CYRENE AT ESTRELLA HOA, an Arizona non-profit organization

By: _____

Nathan Pile

Its: Director/President

By: _____

Jennifer Mackenzie

Its: Secretary

State of _____)

)ss.

County of _____)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this day of _____, 2022 by Nathan Pile, as Director/President and Jennifer Mackenzie as Secretary of CYRENE AT ESTRELLA HOA, an Arizona non-profit organization .

Notary Public

Signatures, Acknowledgements, and Exhibits Continued on the Following Pages

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation

By: _____

Its: _____

State of Arizona)
)ss.
County of Maricopa)

 The foregoing instrument (Special Warranty Deed) was acknowledged before me this
_____ day of _____, 2022 by _____, as
_____ of the CITY OF GOODYEAR, an Arizona municipal corporation,
on behalf of said corporation.

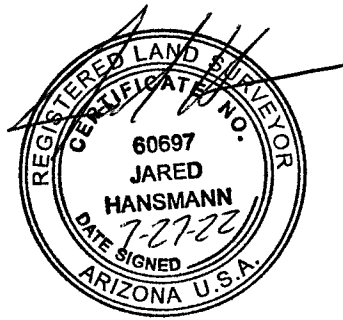
Notary Public

Exhibit(s) on Following Page(s)

EXHIBIT “A”

LEGAL DESCRIPTION

LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION
ROOSEVELT ST. & ESTRELLA PARKWAY
APN 500-16-918
GOODYEAR, ARIZONA



DATE: 7/27/22
Job No. P5712
Page 1 of 1

BEING A PORTION OF TRACT "A", CURVE AT ESTRELLA COMMONS, RECORDED IN BOOK 1577 OF MAPS, PAGE 34, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 5, FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 5 BEARS NORTH 00 DEGREES 26 MINUTES 05 SECONDS EAST (BASIS OF BEARING), A DISTANCE OF 2638.91 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, A DISTANCE OF 388.83 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 06 SECONDS WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", CURVE AT ESTRELLA COMMONS ALSO BEING THE **POINT OF BEGINNING**;

THENCE NORTH 88 DEGREES 07 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "A", CURVE AT ESTRELLA COMMONS, A DISTANCE OF 167.97 FEET;

THENCE SOUTH 89 DEGREES 18 MINUTES 54 SECONDS EAST, ALONG THE NORTH LINE OF SAID TRACT "A", CURVE AT ESTRELLA COMMONS, A DISTANCE OF 77.57 FEET;

THENCE SOUTH 00 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 12.50 FEET;

THENCE NORTH 89 DEGREES 18 MINUTES 54 SECONDS WEST, A DISTANCE OF 245.35 FEET TO THE WEST LINE OF SAID TRACT "A", CURVE AT ESTRELLA COMMONS;

THENCE NORTH 00 DEGREES 27 MINUTES 10 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT "A", CURVE AT ESTRELLA COMMONS, A DISTANCE OF 5.00 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS 2,439 SQUARE FEET OR 0.056 ACRES, MORE OR LESS.

N.W. COR., SEC. 5
T.1N., R.1W.
CALCULATED POSITION
PER BK. 1413, PG. 15

ESTRELLA PARKWAY

N00°26'05"E 2638.91'
(BASIS OF BEARINGS)

P.O.C.
WEST 1/4 COR., SEC. 5
T.1N., R.1W.
FD. B.C.H.H.

P.O.B.
N.W. CORNER OF TRACT "A"
CURVE AT ESTRELLA COMMONS

S89°18'54"E
388.83'
N00°27'10"E
5.00'

S00°41'06"W 40.00'

N88°07'34"E 167.97'

ROOSEVELT STREET

S89°18'54"E 77.57'

N89°18'54"W 245.35'

TRACT "A"
APN 500-16-918

S00°41'05"W
12.50'



SIG

A RICK ENGINEERING COMPANY

**SURVEY INNOVATION
GROUP, INC.**

Land Survey Services
22425 N 16TH STREET SUITE #1
PHOENIX, AZ 85024

**RIGHT OF WAY DEDICATION
ESTRELLA COMMONS
GOODYEAR, ARIZONA**

DRAWING: RW DEDICATION.DWG

JOB# P5712 SCALE: 1"=60' SHT: 1 OF 1

DRAFTER: DSR CHK: JH DATE: 7/27/22