

When recorded return to:

City of Goodyear
City Clerk / KLS
1900 N. Civic Square
Goodyear, Arizona 85395
QS-77C

EXEMPT UNDER A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of One Dollar (\$1.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Goodyear BP North Owner, LLC, an Arizona 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.

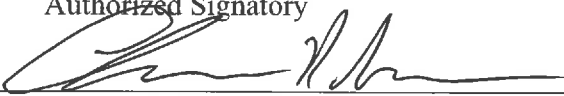
IN WITNESS WHEREOF, this instrument is executed this 31 day of JULY, 2023.

Signatures, Acknowledgements and Exhibits on Following Pages

GRANTOR:

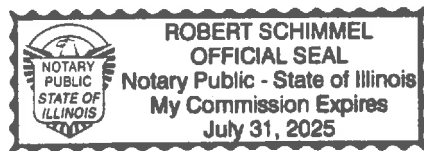
Goodyear BP North Owner, LLC, an Arizona limited liability company

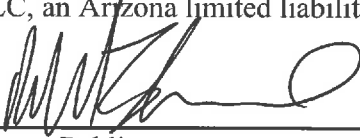
By: 
Name: Ryan Tobias
Title: Authorized Signatory

By: 
Name: Christopher R. Saunders
Title: Authorized Signatory

State of Illinois)
)ss.
County of Champaign)

On this 31 day of July, 2023 before me personally appeared Ryan Tobias and Christopher R. Saunders, Authorized Signatories for BP North Owner, LLC, an Arizona limited liability company, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to within this Water Meter and Water Line Easement and who acknowledged to me that they executed this Water Meter and Water Line Easement in their authorized capacities on behalf of BP North Owner, LLC, an Arizona limited liability company.




Notary Public

GRANTEE:

ACCEPTED by the CITY OF GOODYEAR, an Arizona Municipal Corporation, the ____ day of _____, 2023.

By: _____
Joe Pizzillo

Title: Mayor

State of Arizona)
)ss.
County of Maricopa)

The foregoing instrument (Special Warranty Deed) was acknowledged before me this ____ day of _____, 2023 by Joe Pizzillo, as Mayor 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

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY

A PORTION OF THAT CERTAIN PARCEL AS DESCRIBED IN INSTRUMENT NUMBER 2021-1015333, RECORDS OF MARICOPA COUNTY, ARIZONA, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

RIGHT-OF-WAY AREA 1

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 17 (BRASS CAP IN HANDHOLE) FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 17 (BRASS CAP IN HANDHOLE) BEARS SOUTH 00 DEGREES 49 MINUTES 10 SECONDS EAST A DISTANCE OF 2651.28 FEET; THENCE SOUTH 04 DEGREES 03 MINUTES 16 SECONDS EAST A DISTANCE OF 1329.02 FEET TO THE NORTHWEST CORNER OF LOT 32A2 OF **A MINOR LAND DIVISION MAP OF LOT 32A OF "A MINOR LAND DIVISION MAP OF BALLPARK VILLAGE-WOOD CORPORATE CAMPUS LOT 32"** ACCORDING TO BOOK 1500 OF MAPS, PAGE 09, RECORDS OF SAID COUNTY;

THENCE NORTH 00 DEGREES 49 MINUTES 10 SECONDS WEST ALONG THE EAST RIGHT-OF-WAY LINE OF SOUTH ESTRELLA PARKWAY A DISTANCE OF 387.64 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 00 DEGREES 49 MINUTES 10 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 13.00 FEET;

THENCE NORTH 44 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 28.29 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST LOWER BUCKEYE PARKWAY;

THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 13.00 FEET TO A POINT HEREINAFTER BEING REFERRED TO AS POINT 'A';

THENCE SOUTH 44 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 46.67 FEET TO THE **POINT OF BEGINNING**;

EXHIBIT "A"
LEGAL DESCRIPTION
RIGHT-OF-WAY
(CONTINUED)

RIGHT-OF-WAY AREA 2

COMMENCING AT AFOREMENTIONED POINT 'A';

(THE FOLLOWING SIX CALLS ARE CONTERMINOUS WITH SAID SOUTH RIGHT-OF-WAY LINE OF WEST LOWER BUCKEYE PARKWAY)

THENCE NORTH 89 DEGREES 10 MINUTES 11 SECONDS EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 143.59 FEET;

THENCE ALONG AN ARC 319.23 FEET TO THE LEFT, HAVING A RADIUS OF 1055.00 FEET, THE CHORD OF WHICH IS NORTH 80 DEGREES 31 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 318.02 FEET;

THENCE NORTH 71 DEGREES 50 MINUTES 21 SECONDS EAST A DISTANCE OF 262.46 FEET;

THENCE ALONG AN ARC 303.83 FEET TO THE RIGHT, HAVING A RADIUS OF 945.00 FEET, THE CHORD OF WHICH IS NORTH 81 DEGREES 04 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 302.53 FEET;

THENCE SOUTH 89 DEGREES 44 MINUTES 03 SECONDS EAST A DISTANCE OF 126.82 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 89 DEGREES 44 MINUTES 03 SECONDS EAST A DISTANCE OF 17.00 FEET;

THENCE SOUTH 44 DEGREES 48 MINUTES 16 SECONDS EAST A DISTANCE OF 22.66 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH WOOD BOULEVARD;

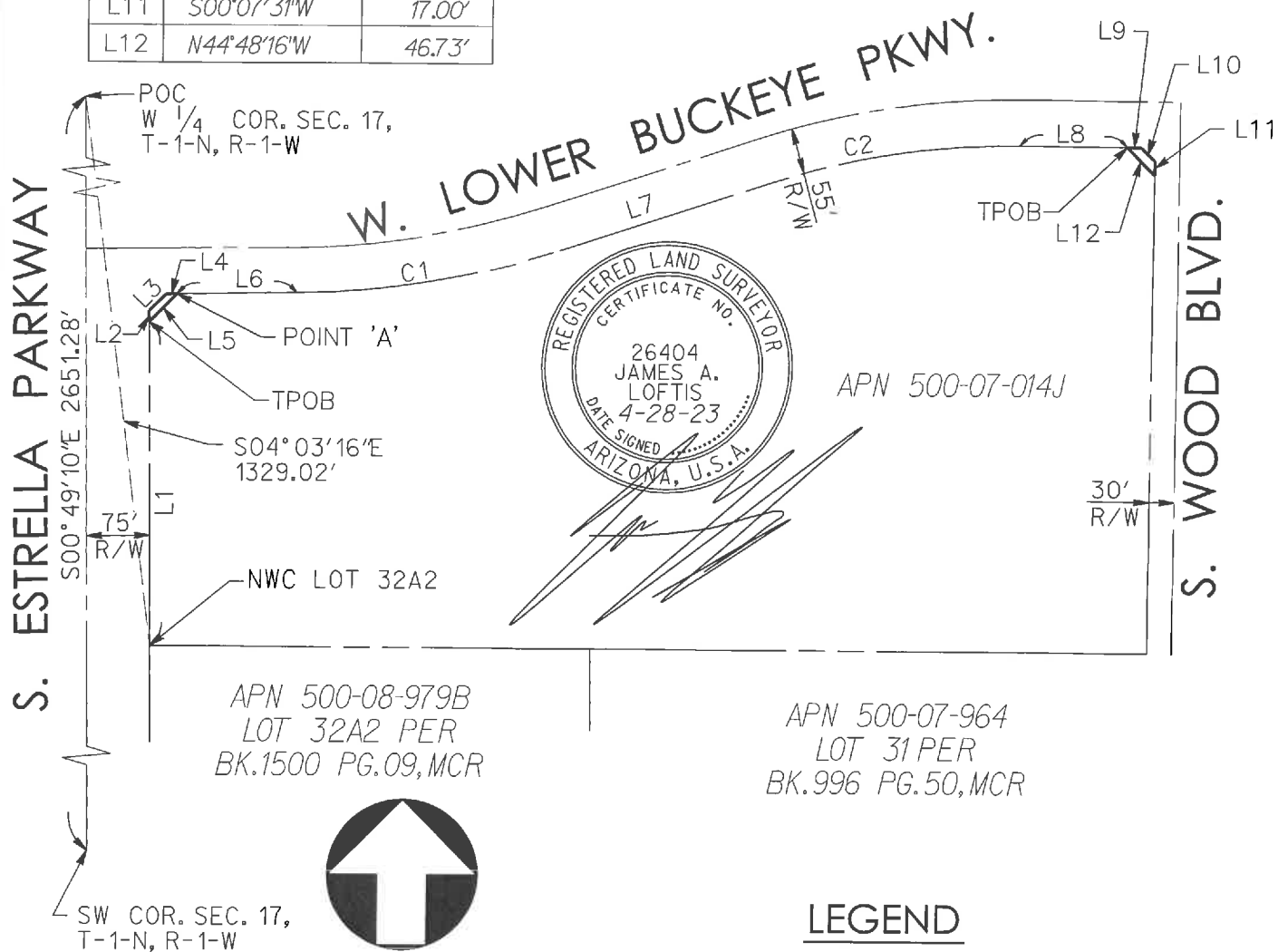
THENCE SOUTH 00 DEGREES 07 MINUTES 31 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 17.00 FEET;

THENCE NORTH 44 DEGREES 48 MINUTES 16 SECONDS WEST A DISTANCE OF 46.73 FEET TO THE **POINT OF BEGINNING**.



LINE TABLE		
NO.	BEARING	DISTANCE
L1	N00°49'10"W	387.64'
L2	N00°49'10"W	13.00'
L3	N44°10'20"E	28.29'
L4	N89°10'50"E	13.00'
L5	S44°10'20"W	46.67'
L6	N89°10'50"E	143.59'
L7	N71°50'21"E	262.46'
L8	S89°44'03"E	126.82'
L9	S89°44'03"E	17.00'
L10	S44°48'16"E	22.66'
L11	S00°07'31"W	17.00'
L12	N44°48'16"W	46.73'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	1055.00'	319.23'	N80°31'55"E	318.02'
C2	945.00'	303.83'	N81°04'20"E	302.53'



APN 500-08-979B
LOT 32A2 PER
BK.1500 PG.09,MCR

APN 500-07-964
LOT 31 PER
BK.996 PG.50,MCR



SCALE: 1"=200'



LEGEND

TPOB INDICATES TRUE POINT OF BEGINNING
POC INDICATES POINT OF COMMENCEMENT

EXHIBIT "A"

RIGHT-OF-WAY

3e engineering
planning civil engineering surveying

3 ENGINEERING, LLC
6370 E. THOMAS ROAD, SUITE # 200 - SCOTTSDALE, ARIZONA 85251
PHONE: (602) 334-4387 - FAX: (602) 490-3230
WWW.3ENGINEERING.COM

DATE:	PROJECT NO.
04/28/23	2061