

When recorded return to:

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

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, **Citrus Land, Inc., an Arizona corporation** ("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.

Signatures, Acknowledgements and Exhibits on Following Pages

IN WITNESS WHEREOF, this instrument is executed this 13 day of September, 2023.

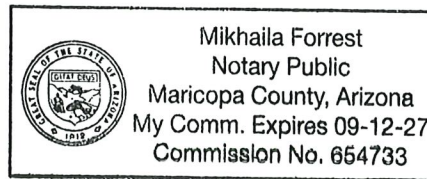
GRANTOR:

Citrus Land, Inc., an Arizona corporation

By: 
Nico Howard, President

By: 
Dax Howard, Vice President

State of Arizona)
)ss.
County of Maricopa)



The foregoing instrument (Special Warranty Deed) was acknowledged before me this 13 day of September, 2023 by Nico Howard, President and Dax Howard, Vice President, as Authorized Signatories for Citrus Land, Inc., an Arizona corporation, on behalf of said entity.


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
ABEL RANCH PHASE 2
RIGHT OF WAY IN FEE

A strip of land being situated within the Southwest Quarter of Section 23, Township 2 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a found City of Goodyear Brass cap in hand hole accepted as the Southwest Corner of said Section 23, from which a found 3 inch City of Goodyear Brass cap in hand hole, RLS 22782 accepted as the West Quarter Corner thereof bearing North 00°18'35" East, 2641.58 feet;

Thence North 00°18'35" East, 700.20 feet along the west line of said Southwest Quarter;

Thence leaving said west line, South 89°41'25" East, 33.00 feet to a line parallel with and 33.00 feet east of said west line, also being the **POINT OF BEGINNING**;

THENCE along said parallel line, North 00°18'35" East, 83.69 feet;

THENCE leaving said parallel line, North 84°44'52" East, 18.10 feet;

THENCE South 00°18'20" West, 15.21 feet;

THENCE South 04°07'45" West, 70.33 feet;

THENCE North 89°59'41" West, 13.33 feet to the **POINT OF BEGINNING**.

The above described parcel contains 1,359 sq. ft. (0.031 acres) more or less

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.

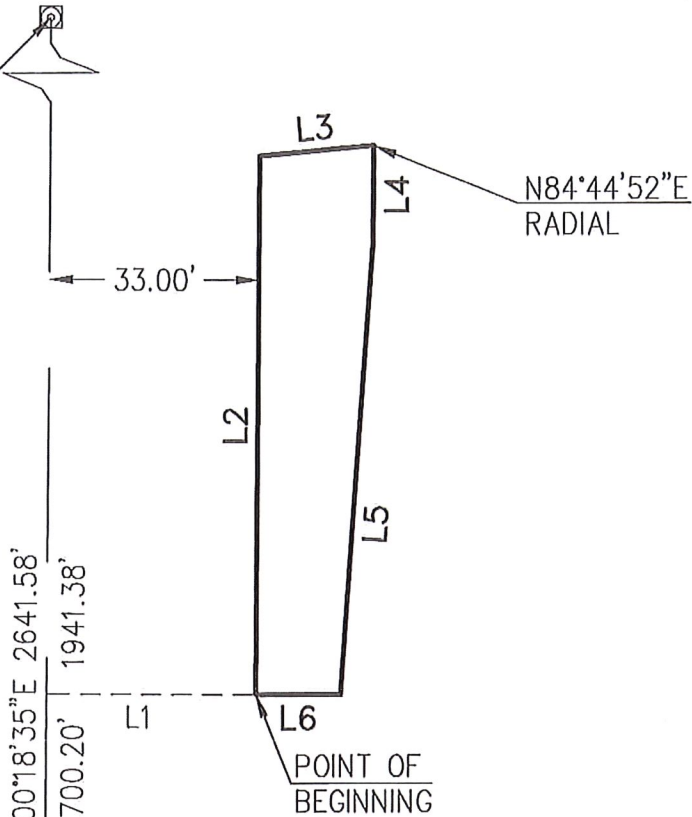
Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1838
Date: April 2023



WEST QUARTER CORNER
SECTION 23, T2N, R2W
FOUND 3" CITY OF
GOODYEAR BRASS CAP IN
HAND HOLE, RLS 22782



SOUTHWEST CORNER
SECTION 23, T2N, R2W
FOUND CITY OF GOODYEAR
BRASS CAP IN HAND HOLE
POINT OF COMMENCEMENT



LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	S89°41'25"E	33.00'
L2	N00°18'35"E	83.69'
L3	N84°44'52"E	18.10'
L4	S00°18'20"W	15.21'
L5	S04°07'45"W	70.33'
L6	N89°59'41"W	13.33'

PROJ.NO.: 1838

DATE: APR 2023

SCALE: N.T.S.

DRAWN BY: JK

CHECKED BY: KJP

ABEL RANCH PHASE 2

RIGHT OF WAY 1
GOODYEAR, ARIZONA

EXHIBIT "A"



HILGARTWILSON

2141 E. HIGHLAND AVE., STE. 250

PHOENIX, AZ 85016

P: 602.490.0535 / F: 602.368.2436