

When Recorded Return to:

Town of Wickenburg
Town Clerk's Office
155 N. Tegner Street, Suite A
Wickenburg, AZ 85390

Exempt pursuant to A.R.S. § 11-1134(A)(3)

SPECIAL WARRANTY DEED

For the consideration of five hundred thousand dollars (\$500,000.00), and other valuable considerations, the Town of Wickenburg, an Arizona municipal corporation, located at 155 N. Tegner St., Ste. A, Wickenburg, AZ 85390 ("Grantor"), does hereby convey to Humane Society of Wickenburg, an Arizona Non-profit Corporation, located at 4000 Industrial Road, Wickenburg, AZ 85390 ("Grantee"), the following real property situated in the County of Maricopa, State of Arizona:

See Exhibit "A" attached hereto and incorporated herein by this reference (the "Property")

SUBJECT TO current taxes and assessments; patent reservations; all covenants, conditions, restrictions, reservations, rights, rights-of-way, easements, obligations and liabilities and other matters of record or to which reference is made in the public record; any and all conditions, shortages in area, overlaps, conflicts in boundary lines, easements, encroachments, rights-of way, rights or claims, or restrictions not shown by the public records which would be disclosed by a physical inspection, or which an accurate survey of the Property would reveal; unpatented mining claims; and the applicable zoning and use ordinances, regulations, zoning codes and the like of any municipality, county, state, or the United States affecting the Property as same now exist and as may hereafter be established or amended.

Grantor hereby binds itself and its successors to warrant and defend title to the Property against the acts of Grantor and none other subject to the matters set forth above.

FURTHERMORE, Grantor hereby quitclaims to Grantee, without covenant or warranty of any kind whatsoever, any rights or claims to title to water, applications for water rights, and claims to or interests in water rights which are appurtenant or in any way applicable to or derived from the Property whether surface, underground, wells, springs, percolating, flood, vested, contingent, recorded, certificated, appropriated or otherwise.

[SIGNATURES ON FOLLOWING PAGES.]

Dated this ____ day of _____, 2025.

GRANTOR:

**TOWN OF WICKENBURG, ARIZONA,
A municipal corporation**

By: _____

Troy Smith, Interim Town Manager

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Maricopa)

On this ____ day of _____, 2025, before me, the undersigned Notary Public, personally appeared Troy Smith, Interim Town Manager of the Town of Wickenburg, Arizona, a municipal corporation, being so authorized to execute, who executed and acknowledged the foregoing instrument for purposes therein contained and whose identity was proven to me on the basis of satisfactory evidence to be the persons who they claim to be and acknowledged that they signed the Special Warranty Deed.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

[ADDITIONAL SIGNATURE ON FOLLOWING PAGE.]

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

ACCEPTED BY GRANTEE:

By _____

Name: _____

Title: _____

EXHIBIT A
TO SPECIAL WARRANTY DEED
PROPERTY DESCRIPTION

Maricopa County Parcel No. 505-50-141

Real property situated in the County of Maricopa, State of Arizona, described as follows:

All of Lots Eleven (11) and Twelve (12), and that part of Lot Ten (10), Block Thirteen (13), WICKENBURG'S ADDITION TO WICKENBURG, recorded in Book 3 of Maps, page 3 thereof, records of Maricopa County, Arizona, Described as follows:

BEGINNING at the most Easterly corner of said Lot 10; thence in a Northwesterly direction along the Northeasterly line of said Lot 10, a distance of 15 feet; thence Southwesterly 140 feet along a line parallel to the Southeasterly line of said Lot 10, to the Southwesterly line of said lot: thence Southeasterly 15 feet to the most Southerly corner of said Lot 10; thence Northerly along the dividing line between Lots 10 and 11 to the point of beginning.