

WHEN RECORDED RETURN
TO ARIZONA DEPARTMENT
OF TRANSPORTATION,
R/W OPERATIONS SEC.
205 S. 17TH AVE., MD 612E
PHOENIX, AZ 85007-3212

Escrow No.

EXEMPT FROM AFFIDAVIT
BY A.R.S. 11-1134-A-3

ARIZONA DEPARTMENT OF TRANSPORTATION

WARRANTY DEED

PINAL COUNTY, a political subdivision of the State of Arizona, the Grantor, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, does hereby grant, convey and warrant to the **STATE OF ARIZONA**, by and through its **Department of Transportation**, the Grantee, that certain real property situated in Pinal County, Arizona, more particularly described as:

SEE EXHIBIT "A" ATTACHED HERETO

AND BY REFERENCE MADE A PART HEREOF.

SUBJECT TO current taxes and assessments, reservations and all easements, rights of way, covenants, conditions, restrictions, liens and encumbrances of record.

PROJECT: 088 PN 196 H8308
088-A(201)T

LOCATION: Superstition Blvd. Intersection

PARCEL: 11-0951
sw 09-26-2016

DESCRIPTION FOR FEE ESTATE

Those portions of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Northwest quarter of the Northwest quarter (NW $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 21, Township 1 North, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, which lies between the following described **NEW RIGHT OF WAY LINE NO. 1 and NEW RIGHT OF WAY LINE NO. 2:**

PROPERTY DESCRIPTION:

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER (NW $\frac{1}{4}$ NW $\frac{1}{4}$) OF SECTION 21, TOWNSHIP 1 NORTH, RANGE 8 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ALL MINERAL DEPOSITS RESERVED BY THE UNITED STATES OF AMERICA IN PATENT NO. 02-67-0037 RECORDED IN DOCKET 491, PAGE 87.

NEW RIGHT OF WAY LINE DESCRIPTION NO. 1:

COMMENCING at a 3 inch ADOT aluminum cap in hand hole down 0.4 foot below pavement marking the West quarter corner of said Section 21, being South 00°14'10" East 2636.74 feet from a C.P.S. flush in pavement affixed tag "RLS 38862" marking the Northwest corner of said Section 21;

thence along the West line of said Section 21, North 00°14'10" West 1318.39 feet;

thence North 89°36'36" East 60.00 feet to the existing easterly right of way line of Idaho Road;

thence along said existing easterly right of way line of Idaho Road, North 00°14'10" West 79.29 feet;

thence continuing along said existing easterly right of way line of Idaho Road, North 26°08'14" East 64.21 feet to the existing southeasterly right of way line of State Route 88 (APACHE TRAIL HIGHWAY);

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thence along said existing southeasterly right of way line of State Route 88, North 45°25'53" East 276.27 feet to the POINT OF BEGINNING, and POINT "A" for later identification;

thence South 40°50'02" East 9.64 feet;

thence North 49°24'05" East 227.20 feet;

thence along a curve to the Right, having a radius of 844.00 feet, a length of 189.24 feet;

thence South 27°45'08" East 59.00 feet;

thence North 60°12'50" East 100.89 feet;

thence North 69°32'02" East 183.20 feet to POINT "B" for later identification;

thence continuing North 69°32'02" East 33.84 feet to POINT "C" for later identification;

thence continuing North 69°32'02" East 74.93 feet;

thence along a curve to the Left, having a radius of 620.00 feet, a length of 449.74 feet;

thence North 28°13'21" East 103.35 feet;

thence North 39°17'44" East 83.27 feet;

thence North 72°36'11" East 83.19 feet;

thence North 70°07'46" East 92.25 feet;

thence North 63°29'33" East 140.36 feet;

thence North 72°33'23" East 146.01 feet;

thence North 89°36'43" East 64.64 feet;

thence South 44°36'43" East 16.75 feet;

thence North 89°36'43" East 34.12 feet;

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thence North 44°36'43" East 16.97 feet;

thence North 89°36'43" East 165.00 feet;

thence North 76°06'58" East 51.42 feet to the POINT OF ENDING on the existing southerly right of way line of Superstition Boulevard.

NEW RIGHT OF WAY LINE DESCRIPTION NO. 2:

COMMENCING at a C.P.S. flush in pavement affixed tag "RLS 38862" marking the Northwest corner of said Section 21, being North 00°14'10" West 2636.74 feet from a 3 inch ADOT aluminum cap in hand hole down 0.4 foot below pavement marking the West quarter corner of said Section 21;

thence along the West line of said Section 21, South 00°14'10" East 50.00 feet;

thence North 89°36'43" East 50.00 feet to the juncture of the existing easterly right of way line of Idaho Road, with the existing southerly right of way line of Superstition Boulevard;

thence along said existing southerly right of way line of Superstition Boulevard, North 89°36'43" East 1010.14 feet to the POINT OF BEGINNING and POINT "D" for later identification;

thence continuing along said existing southerly right of way line of Superstition Boulevard, North 89°36'43" East 113.59 feet;

thence South 31°47'24" East 66.80 feet;

thence South 01°36'25" West 73.41 feet;

thence South 25°03'02" West 167.86 feet;

thence South 43°21'08" West 117.32 feet;

thence South 59°12'53" West 121.68 feet;

thence South 69°32'02" West 55.05 feet to POINT "E" for later identification;

thence continuing South 69°32'02" West 64.26 feet to POINT "F" for later identification;

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thence continuing South 69°32'02" West 95.88 feet;

thence North 40°35'55" West 67.00 feet to the existing northwesterly right of way line of said State Route 88;

thence along said existing northwesterly right of way line of State Route 88, South 49°24'05" West 422.88 feet to POINT "G" for later identification;

thence continuing along said existing northwesterly right of way line of State Route 88, South 49°24'05" West 50.00 feet to POINT "H" for later identification;

thence continuing along said existing northwesterly right of way line of State Route 88, South 49°24'05" West 150.48 feet;

thence continuing along said existing northwesterly right of way line of State Route 88, along a curve to the Left, having a radius of 2914.79 feet, a length of 92.50 feet to the POINT OF ENDING, being POINT "I" for later identification.

The Grantor's remaining land in said Northwest quarter of the Northwest quarter (NW¼NW¼) of Section 21, shall have no right or easement of access to said State Route 88, or to said Superstition Boulevard to be construction over and upon the right of way described above, provided however, that access shall be permitted to said State Route 88 southwesterly of POINT "A" and POINT "I", and between POINT "B" and POINT "C", and between POINT "E" and POINT "F", and between POINT "G" and POINT "H", and to said Superstition Boulevard westerly of POINT "D", as described above.

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