

C-10305
09/19/2015

Recorded by:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

CITY CLERK
ORIGINAL

City of Glendale, Arizona

Warranty Deed
RP Palm Valley LLC

DO NOT REMOVE

(This is part of the official document.)

When recorded, mail to:
City Clerk, City of Glendale
5850 West Glendale Avenue
Glendale, Arizona 85301

WARRANTY DEED

For Ten Dollars and other valuable consideration, **RP PALM VALLEY LLC**, a Delaware limited liability company, (Grantor) do hereby convey to the City of Glendale, an Arizona Municipal Corporation, (Grantee) all right, title and interest to and in that certain parcel of Real Property situated in Maricopa County and described as follows:

See Attached Description, "Exhibit A"

It is the intention of the parties to cause the real property described on said Exhibit "A" to be dedicated as **public right of way for roadway purposes**, and to vest title in the City of Glendale in Trust, for all the uses contemplated in public street dedication.

And I or We do warrant the title against all persons whomsoever, subject only to those encumbrances or liens of record, or as above set forth, if any.

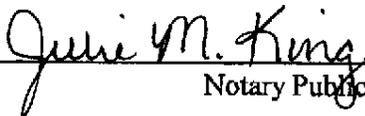
Dated this 14th day of September 2015.

By: 
Signer: Sean T. Walters
Its: Vice President

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

STATE OF ARIZONA }
County of Maricopa } ss.

The foregoing instrument was acknowledged before me this 14th day of September, 2015 by Sean. T. Walters, Vice President, RP Palm Valley LLC.


Notary Public

My commission expires: 3/14/2017



Glendale Avenue East of Dysart Road

EXHIBIT A



Helix Engineering, LLC
Engineering / Surveying / Consulting

EXHIBIT "A"
LEGAL DESCRIPTION
CITY OF GLENDALE 55' RIGHT OF WAY

That portion of the Northwest quarter of the Northwest quarter of Section 11, Township 2 North, Range 1 West, of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

Beginning at a found brass cap in hand hole at the Northwest corner of said Section 11, from which a found brass cap in hand hole at the North quarter corner of said Section 11 bears, South 89°11'30" East (Basis of Bearings), a distance of 2607.40 feet;

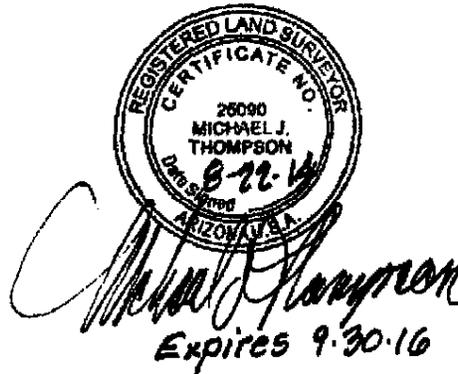
Thence South 89°11'30" East along the North line of said Section 11, a distance of 1303.76 feet to the monument line of 129th Avenue, said monument line being the West line of the real property described in the SPECIAL WARRANTY DEED TO EFFECT, recorded in instrument 1994-0859174, Maricopa County Records;

Thence South 00°01'30" West along said 129th Avenue, a distance of 55.01 feet;

Thence North 89°11'30" West parallel to and 55.00 feet South of said North line, a distance of 1303.74 feet to a point on the West line of said Section 11;

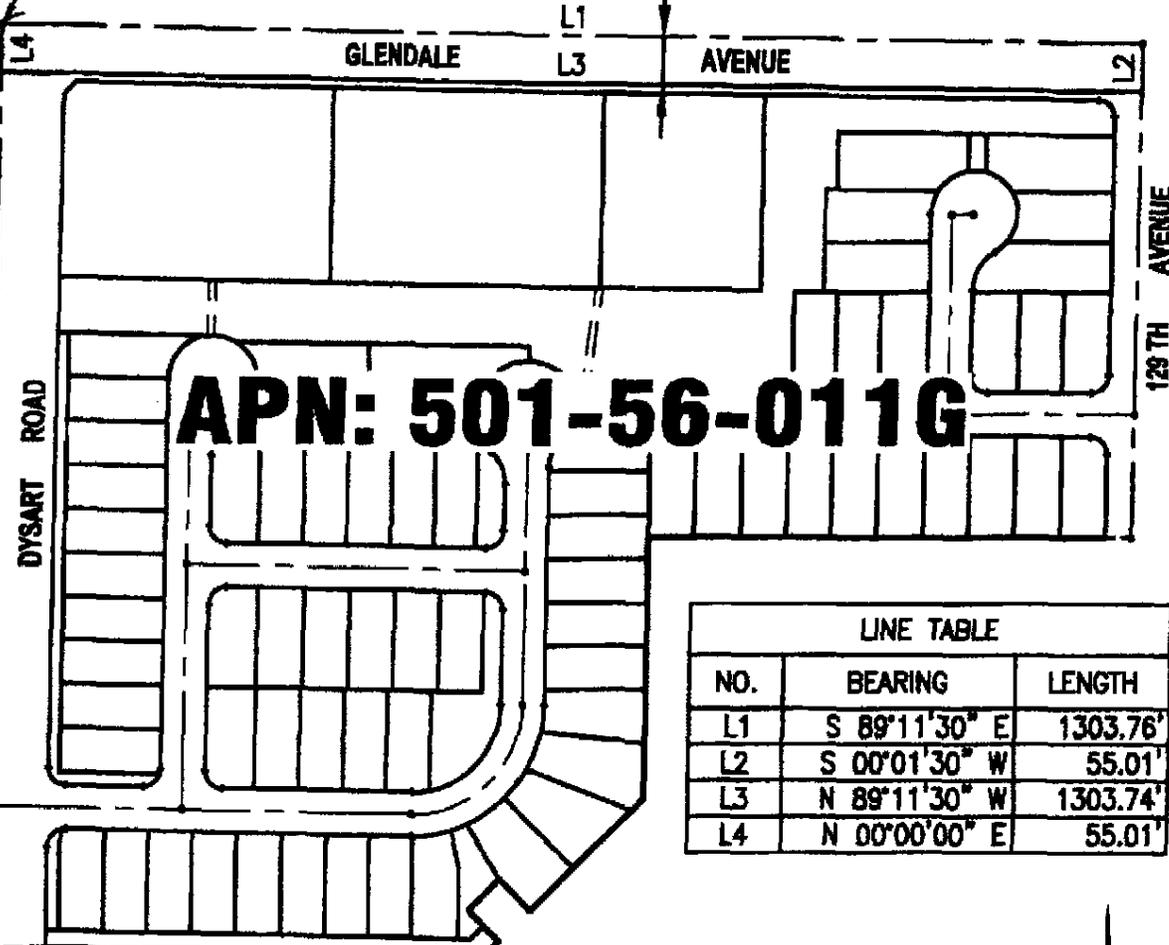
Thence North 00°00'00" East along said West line, a distance of 55.01 feet to the point of beginning.

Containing 71,706 square feet, or 1.646 acres of land, more or less.



POINT OF BEGINNING
 W 1/4 SEC 11 T2N, R1W
 G&SRB&M FND BC IN HH

55' RIGHT-OF-WAY
 DEDICATION



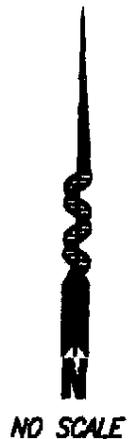
APN: 501-56-011G

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 89°11'30" E	1303.76'
L2	S 00°01'30" W	55.01'
L3	N 89°11'30" W	1303.74'
L4	N 00°00'00" E	55.01'



Michael J. Thompson
 EPRES 8-30-18

NOTE:
 ALL VALUES SHOWN ARE CALCULATED, UNLESS NOTED
 OTHERWISE.



Helix Engineering, LLC
 Engineering / Surveying / Consulting
 3240 E Union Hills, Suite 112, Phoenix, AZ 85050
 ☎ 602-788-2816, www.helixeng.com

EXHIBIT "B"		
CITY OF GLENDALE RIGHT-OF-WAY		
DRAWN BY: MJT	AUGUST 21, 2014	JOB No.: 54.1
CHECKED BY: MJT		SHEET 1 OF 1