

WHEN RECORDED MAIL TO:
City of Tucson, a municipal corporation
201 N. Stone Ave., 6th Floor
Tucson, AZ 85701

ESCROW NO. 05504-23126

* E RECORDING * Page 1 of 5



SEQUENCE: 20170860528
No. Pages: 5
3/27/2017 1:36 PM

F. ANN RODRIGUEZ, RECORDER
Recorded By: LW(e-recording)



SPACE ABOVE THIS LINE FOR RECORDERS USE

CAPTION HEADING

WARRANTY DEED
EXEMPT A3

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, the undersigned **Mary A. Gillie, Elizabeth G. Simonian and Beatrice S. Mosher, as Successor Trustees of the Rose Simonian Family Trust dated March 12, 1996**, Grantor, does hereby CONVEY unto the **CITY OF TUCSON**, a municipal corporation, Grantee, intending to grant a fee simple interest and title therein including any right of reversion in the event of future abandonment thereof, the following described property situate in Pima County, Arizona:

See attached Exhibit "A"

This property is sold and conveyed to Grantee for a public improvement, and the sum paid by Grantee represents full and complete payment due Grantor, including, but not limited to, any and all severance damages to Grantor's remaining lands affected by or appurtenant to said improvements, and upon said payment being made, Grantor releases and relinquishes to Grantee all further obligations or claims for damages. Subject to all provisions, conditions, easements, restrictions, covenants, encumbrances and other matters of record, and to all zoning, building or other laws or ordinances. Grantor warrants the title against any person whatsoever.

For purposes of a street, alley, drainage, right-of-way.


For the purpose of a public improvement project, known as Copper Flower Bike Boulevard.

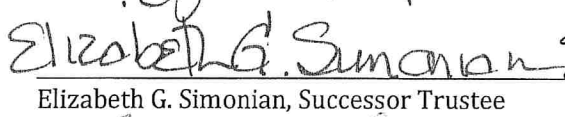
Affidavit Exempt A.R.S. §11-1134 (A-3)

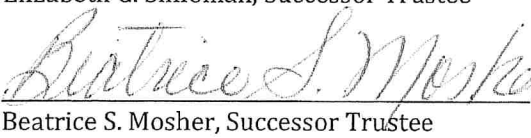
Trust disclosure
recorded in Docket
10266, page 738.

DATED this 31 day of December, 2016.

Mary A. Gillie, Elizabeth G. Simonian and Beatrice S. Mosher, as Successor Trustees of the Rose Simonian Family Trust dated March 12, 1996.


Mary A. Gillie, Successor Trustee

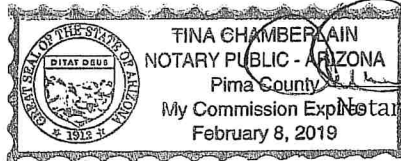

Elizabeth G. Simonian, Successor Trustee


Beatrice S. Mosher, Successor Trustee

Notary Certificate

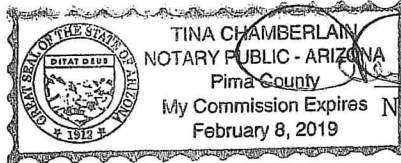
STATE OF AZ)
)ss.
COUNTY OF Pima)

This instrument was acknowledged before me this 31 day of Dec, 2016 by Mary A. Gillie, as Successor Trustee of the Rose Simonian Family Trust dated March 12, 1996.



STATE OF AZ)
)ss.
COUNTY OF Pima)

This instrument was acknowledged before me this 31 day of Dec, 2016 by Elizabeth G. Simonian, as Successor Trustee of the Rose Simonian Family Trust dated March 12, 1996.



STATE OF AZ)
)ss.
COUNTY OF Pima)

This instrument was acknowledged before me this 31 day of Dec, 2016 by Beatrice S. Mosher, as Successor Trustee of the Rose Simonian Family Trust dated March 12, 1996.

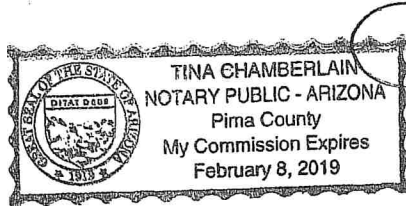


Exhibit "A"

**RIGHT-OF-WAY TO BE ACQUIRED
A PORTION OF ASSESSOR'S PARCEL NO. 107-13-1860**

A portion of that parcel described in Docket 6818 at Page 122, records of Pima County, Arizona, said parcel is a part of Lot 2 in Block 44 of Coronado Heights, a subdivision plat recorded in Book 3 of Maps and Plats at Page 115, records of Pima County, Arizona and is situated in the southwest quarter of Section 36, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona, said portion is described as follows:

COMMENCING at a 2" diameter brass cap stamped "RLS 35111" set in concrete marking the intersection of the Stone Avenue monument line with the Kelso Street monument line from which a 2" diameter brass cap stamped "RLS 35111" set in concrete marking the intersection of the Stone Avenue monument line with the Jacinto Street monument line lies South 00°00'32" West, a distance of 660.25 feet (South 00°00'32" West, 660.05' record) according to City of Tucson Plan No. H-65-8, records of Pima County, Arizona;

Thence South 00°00'32" West, along said Stone Avenue monument line, a distance of 35.00 feet;

Thence South 89°59'28" East, departing said monument line, a distance of 39.60 feet to the northwest corner of said parcel described in Docket 6818 at Page 122 and the **POINT OF BEGINNING**;

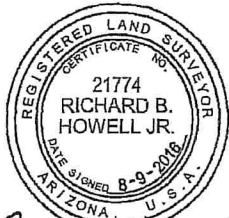
Thence South 89°59'24" East, along the northerly line of said parcel, a distance of 6.38 feet;

Thence South 26°31'30" West, departing said northerly line, a distance of 14.30 feet to the westerly line of said parcel;

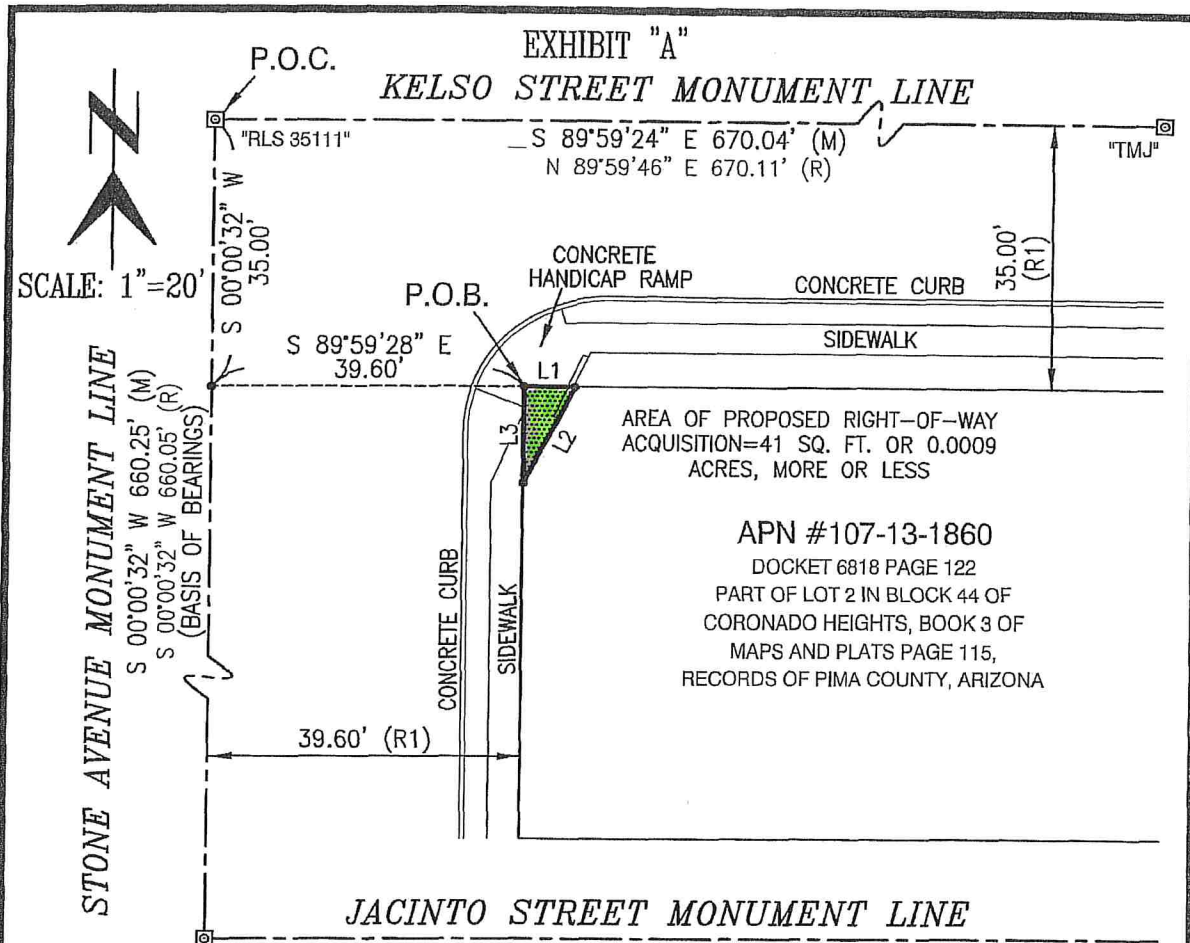
Thence North 00°00'32" East, along said westerly line, a distance of 12.79 feet to the **POINT OF BEGINNING**.

Containing 41 square feet or 0.0009 acres, more or less.

See Exhibit "A" attached hereto and made a part hereof.



Richard B. Howell Jr., RLS 21774

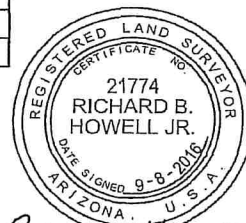


LEGEND

- ☐ FOUND 2" DIAMETER BRASS CAP SET IN CONCRETE STAMPED AS NOTED
- (R) RECORD BEARING AND/OR DISTANCE PER CITY OF TUCSON PLAN NO. H-65-8
- (R1) RECORD BEARING AND/OR DISTANCE PER BOOK 3 OF MAPS AND PLATS PAGE 115, RECORDS OF PIMA COUNTY, ARIZONA

LINE TABLE

NO.	BEARING	DISTANCE
L1	S 89°59'24" E	6.38'
L2	S 26°31'30" W	14.30'
L3	N 00°00'32" E	12.79'



Richard B. Howell Jr.
 EXPIRES 3/31/2018

Drawn: RBH
 Scale: 1"=20'
 Approved: _____
 City Engineer

A PORTION OF BLOCK 44 OF CORONADO HEIGHTS, BOOK 3 OF MAPS AND PLATS PAGE 115, IN THE S.W. 1/4 OF SECTION 36, T.13S., R.13E., G.&S.R.M., PIMA COUNTY, ARIZONA

City of Tucson, Arizona
 ENGINEERING DIVISION

PLAN # S-2015-010