

**WHEN RECORDED MAIL TO:**  
Stewart Title & Trust of Tucson  
6400 North Oracle Road, Suite 102  
Tucson, AZ 85704

ESCROW NO. 05504-23129

\* E RECORDING \* Page 1 of 6



SEQUENCE: 20171280292  
No. Pages: 6  
5/8/2017 2:29 PM

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



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SPACE ABOVE THIS LINE FOR RECORDERS USE

**CAPTION HEADING**

**WARRANTY DEED**  
**EXEMPT A-3**

**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 **AMY BURNS**, a married woman as her sole and separate property. 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"

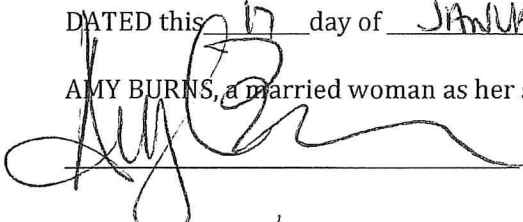
This property is sold and conveyed to Grantee for a public improvement, and the sum paid by Grantee represents full and complete payment due Grantor, including, but not limited to, any and all severance damages to Grantor's remaining lands affected by or appurtenant to said improvements, and upon said 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 purpose 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)

DATED this 17 day of JANUARY, 2017.

AMY BURNS, a married woman as her sole and separate property,



STATE OF Illinois )  
 )ss.  
COUNTY OF Cook )

This instrument was acknowledged before me this 17<sup>th</sup> day of January, 2017, by Amy Burns, a married woman as her sole and separate property.

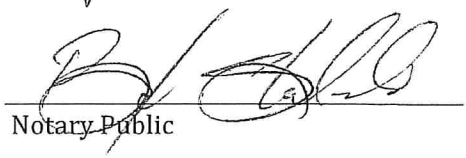
  
Notary Public

Exhibit "A"

**RIGHT-OF-WAY TO BE ACQUIRED  
A PORTION OF ASSESSOR'S PARCEL NO. 107-13-1400**

A portion of that parcel described in Sequence No. 20121440140, records of Pima County, Arizona, said parcel is a part of Lot 1 in Block 43 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 North 89°59'28" West, departing said monument line, a distance of 39.60 feet to the northeast corner of said parcel described in Sequence No. 20121440140 and the **POINT OF BEGINNING**;

Thence South 00°00'32" West, along the easterly line of said parcel, a distance of 8.34 feet;

Thence North 45°00'13" West, departing said easterly line, a distance of 11.80 feet to the northerly line of said parcel;

Thence South 89°59'28" East, along said northerly line, a distance of 8.35 feet to the **POINT OF BEGINNING**.

Containing 35 square feet or 0.0008 acres, more or less.

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



Richard B. Howell Jr., RLS 21774

Project: Copper Flower Bike Boulevard  
Tax Parcel: 107-13-1400

Sec36-T13S-R13E  
WD-RP-PT Rev 1/15

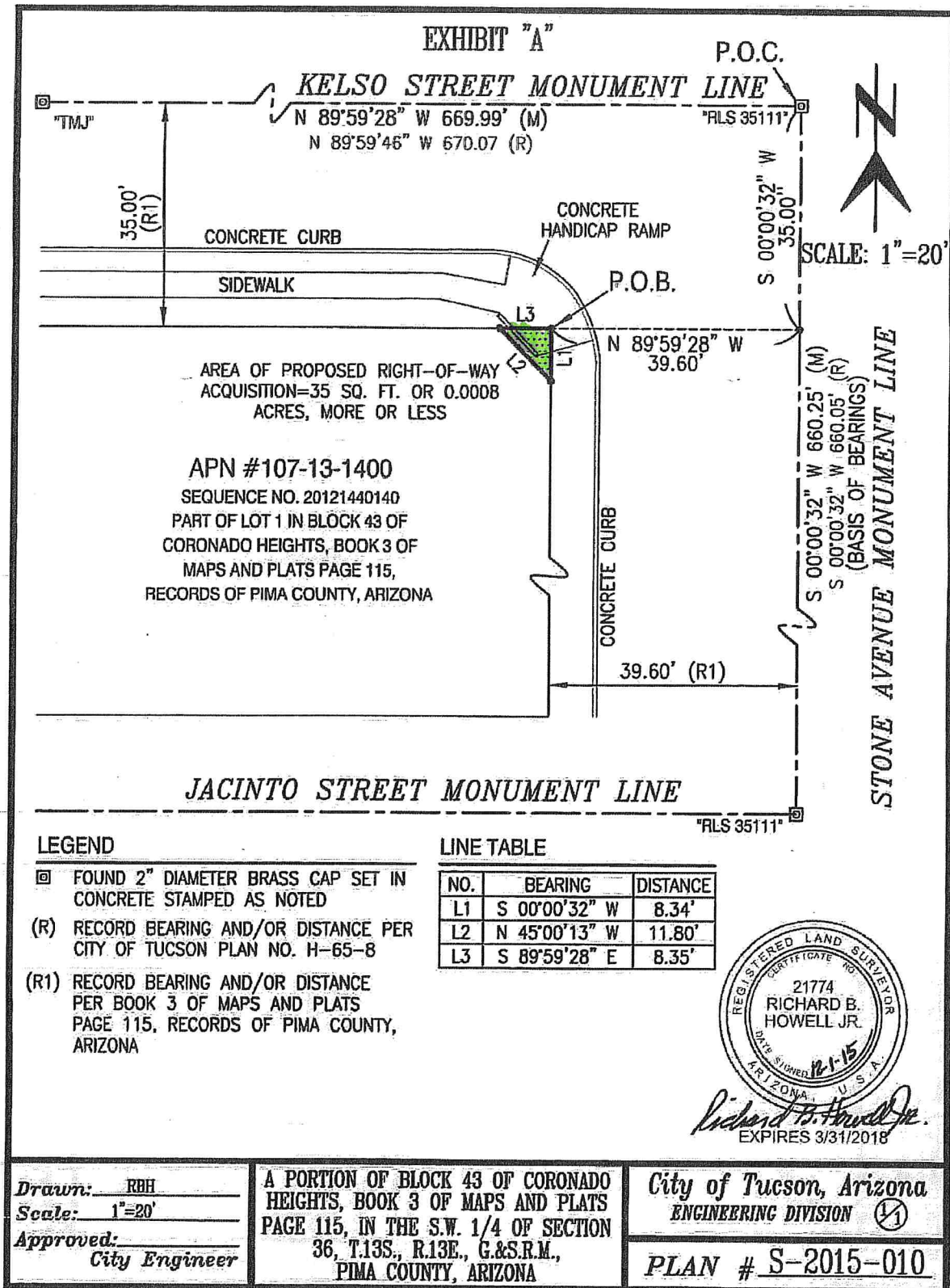


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*Richard B. Howell Jr.*  
EXPIRES 3/31/2018

Richard B. Howell Jr., RLS 21774

Exhibit "A" Continued

