

Recording Requested By:  
Stewart Title & Trust of Tucson

When Recorded Return To:

Stewart Title and Trust of Tucson  
6400 N. Oracle Road, Suite 102  
Tucson, AZ 85704

File: 05504-5846 - SL



SEQUENCE: 20181420266  
No. Pages: 6  
5/22/2018 12:38 PM

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



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## WARRANTY DEED

Exempt Pursuant to ARS § 11-1134 A3

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## WARRANTY DEED

Exempt Pursuant to ARS § 11-1134 A3

WARRANTY DEED

For and in consideration of Ten Dollars (\$10.00), and other valuable consideration, the undersigned, REGIONAL TRANSPORTATION AUTHORITY OF PIMA COUNTY, a political, public improvement, taxing subdivision and municipal corporation of the State of Arizona ("Grantor"), does hereby grant and convey to **CITY OF TUCSON**, a municipal corporation ("Grantee"), all of Grantor's right, title and interest in and to the real property described in Exhibit "A" attached hereto and incorporated herein (the "Property"). The title conveyed hereby is subject to all matters of public record, all matters disclosed or discoverable by an accurate instrument survey of the Property, and all matters disclosed or discoverable by a diligent physical inspection of the Property. Grantor warrants the title to the Property against all persons whomsoever, subject to the matters identified herein.

See Attached Exhibit "A" (**Legal Description**) and "A-1" (**S-Drawing**)

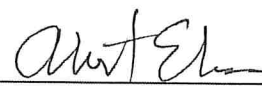
Affidavit Exempt A.R.S. §11-1134 (A) (3)

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

REGIONAL TRANSPORTATION AUTHORITY  
OF PIMA COUNTY, a political, public  
improvement, taxing subdivision and municipal  
corporation of the State of Arizona (Grantor)

CITY OF TUCSON, a municipal corporation  
(Grantee)

  
\_\_\_\_\_  
By: Farhad Moghimi  
As: RTA Executive Director

  
\_\_\_\_\_  
By: Albert Elias  
As: City Manager

Date: 11-1-17


Date: 2-26-2018

Notary Certification

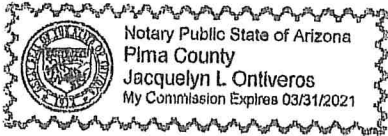
STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF PIMA            )

The foregoing instrument was acknowledged before me this 1 day of November, 2017, by Farhad Moghimi, as RTA Executive Director, of the Regional Transportation Authority of Pima County, a political, public improvement, taxing subdivision and municipal corporation of the State of Arizona.

Witness my hand and official seal.

  
Notary Public

My Commission Expires:



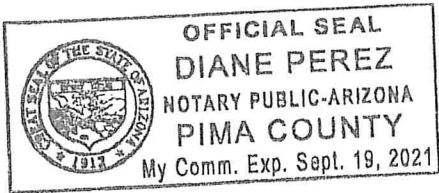
STATE OF ARIZONA            )  
  ) ss.  
COUNTY OF PIMA            )

The foregoing instrument was acknowledged before me this 26 day of February, 2017, by Albert Elias, as City Manager, on behalf of City of Tucson, a municipal corporation.

Witness my hand and official seal.

  
Notary Public

My Commission Expires:



M3C # D



**EXHIBIT "A"**  
**LEGAL DESCRIPTION FOR NEW RIGHT-OF-WAY**

Planning  
-----  
Engineering  
-----  
Surveying

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN "WARRANTY DEED", RECORDED IN DOCKET 11596, PAGE 3902 IN THE OFFICE OF THE PIMA COUNTY RECORDER, SAME BEING A PORTION OF LOT 1 OF BLOCK 8 OF "SAWTELLE PLACE", RECORDED IN BOOK 4 OF MAPS & PLATS, PAGE 73 ON FILE IN THE OFFICE OF THE PIMA COUNTY RECORDER, LOCATED WITHIN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 25, TOWNSHIP 13 SOUTH, RANGE 13 EAST, G&SRM, PIMA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP SURVEY MONUMENT STAMPED "RLS 17479" AT THE INTERSECTION OF STONE AVENUE AND PRINCE ROAD, FROM WHICH A BRASS CAP SURVEY MONUMENT STAMPED "LS 13019" AT THE INTERSECTION OF STONE AVENUE AND FORT LOWELL ROAD BEARS SOUTH 00°23'03" EAST, A DISTANCE OF 2,637.49 FEET; THENCE ALONG THE CENTERLINE OF SAID STONE AVENUE, SOUTH 00°23'03" EAST, 141.74 FEET;

THENCE DEPARTING SAID CENTERLINE, SOUTH 89°36'57" WEST, 39.60 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN SAID DOCKET 11596, PAGE 3902, SAID CORNER BEING ON THE WEST RIGHT-OF-WAY LINE OF SAID STONE AVENUE, SAME BEING THE **POINT OF BEGINNING**;

THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 00°23'03" EAST, 89.00 FEET TO THE SOUTH LINE OF SAID PARCEL OF LAND;

877 S. Alvernon Way  
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Tucson, AZ 85711  
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Phone 520.318.3800  
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FAX 520.318.3808

THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID SOUTH LINE, SOUTH 89°30'44" WEST, 2.48 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 18°47'09" WEST, 19.41 FEET;

THENCE SOUTH 89°36'57" WEST, 4.70 FEET;

THENCE NORTH 00°23'03" WEST, 27.50 FEET;

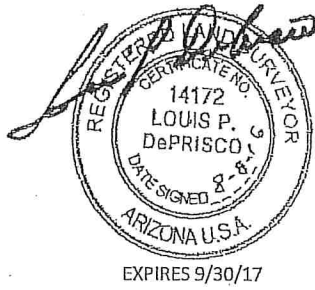
THENCE NORTH 89°36'57" EAST, 4.67 FEET;

THENCE NORTH 00°23'03" WEST, 41.12 FEET;

THENCE NORTH 10°18'19" EAST, 1.99 FEET TO THE NORTHERLY LINE OF SAID PARCEL OF LAND;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°30'44" EAST, 8.27 FEET TO THE POINT OF BEGINNING.

Prepared by:  
URBAN ENGINEERING, INC.



LINE	BEARING	DISTANCE
L1	S89°30'44"W	2.48'
L2	N18°47'09"W	19.41'
L3	S89°36'57"W	4.70'
L4	N00°23'03"W	27.50'
L5	N89°36'57"E	4.67'
L6	N10°18'19"E	1.99'
L7	N89°30'44"E	8.27'


POINT OF COMMENCEMENT  
FOUND BCMSM  
"RLS 17479"

PRINCE ROAD



SCALE: 1"=30'

**LEGEND**

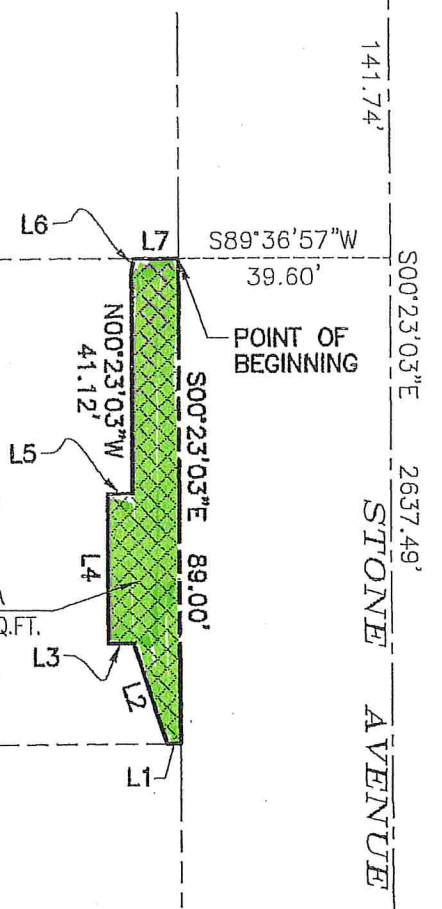
 NEW RIGHT-OF-WAY  
SQ.FT. SQUARE FEET

SAWTELLE PLACE  
PORTION OF LOT 1, BLOCK 8  
BOOK 4 OF M&P,  
PAGE 73

APN 106-03-138A  
M3C&D LLC  
SAWTELLE PLACE  
PORTIONS OF LOTS 1 & 2, BLOCK 8  
BOOK 4 OF M&P,  
PAGE 73

AREA  
±839 SQ.FT.

SAWTELLE PLACE  
PORTION OF LOT 2, BLOCK 8  
BOOK 4 OF M&P, PAGE 73



Expires: 09/30/17

FOUND BCMSM  
"LS 13019"

FORT LOWELL ROAD

**DEPICTION OF  
EXHIBIT "A"**