

E
A
S
T
S
I
D
E

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: HEM
DEPUTY RECORDER
2057 ES4



DOCKET: 11976
PAGE: 447
NO. OF PAGES: 4
SEQUENCE: 20030190109
01/29/2003
DEED 10:36
MAIL
AMOUNT PAID \$ 10.00

TTIGA
CITY OF TUCSON
201 N STONE AVE
TUCSON AZ 85701

WHEN RECORDED MAIL TO City of Tucson
201 N. Stone Ave, 6th Floor
Tucson, AZ 85701
ATTN: Jim Stoyanoff, Transportation

ESCROW NO 230775 JDB
DOCUMENT: Deed

2003-01-29 10:36

4

DEED

For and in consideration of the sum of One Dollar and other valuable considerations the undersigned, Dung T. Nguyen and Tinh H. Le, husband and wife, do(es) hereby CONVEY unto the CITY OF TUCSON, a municipal corporation, intending to grant a fee simple interest and title therein including any right of reversion in the event of future abandonment or vacation thereof, the following described property situate in Pima County, Arizona:

See Attached Exhibit "A"

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

This property is sold and conveyed to City in relation to acquiring rights-of-way for a public improvement, and the sum paid by City 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 improvement, and upon said payment being made, Grantor releases and relinquishes to City all further obligations or claims for damages.

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

And Grantor warrants the title against any person whatsoever.

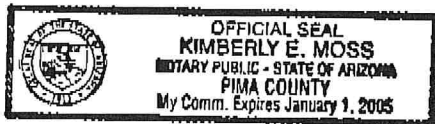
DATED this 22nd day of January, 20 03.

[Signature]
Dung T. Nguyen

[Signature]
Tinh H. Le

STATE OF ARIZONA)
)ss.
COUNTY OF PIMA)

This instrument was acknowledged before me this 22nd day of January, 20 03, by Dung T. Nguyen, and Tinh H. Le



Kimberly E. Moss
Notary Public

119760448

EXHIBIT "A" Page 1 of 2

RIGHT-OF-WAY ACQUISITION
ASSESSOR'S PARCEL 107-11-0820

All those portions of the Northwest Quarter of Section 36, Township 13 South, Range 13 East, Gila and Salt River Meridian, County of Pima, State of Arizona, described as follows:

PARCEL 1

All that portion of that certain parcel described in Docket 10811 at page 1572 in the Pima County Recorder's Office lying North of a line 50.00 feet South of and parallel to the North line of the Northwest Quarter of said Section 36.

EXCEPT: Any portion lying within Fort Lowell Road as it now exists.

Said Parcel containing 1745 square feet more or less.

PARCEL 2

All that portion of that certain parcel described in Docket 10811 at page 1572 in the Pima County Recorder's Office lying West of a line 50.00 feet East of and parallel to the Centerline of Stone Avenue as it now exists.

EXCEPT: Any portion lying in the above mentioned Parcel 1.

And further EXCEPT: Any portion lying within Fort Lowell Road as it now exists.

Said Parcel containing 1280 square feet more or less.

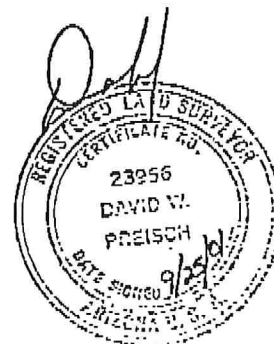
PARCEL 3

A three sided parcel bounded on the North by the South line of said Parcel 1;

On the West by the East line of said Parcel 2;

On the Southeast by an arc of a circular curve concave to the Southeast and tangent to the said South and East Parcel lines, having a radius of 25.00 feet.

Said Parcel containing 130 square feet more or less.



119760449

This Project

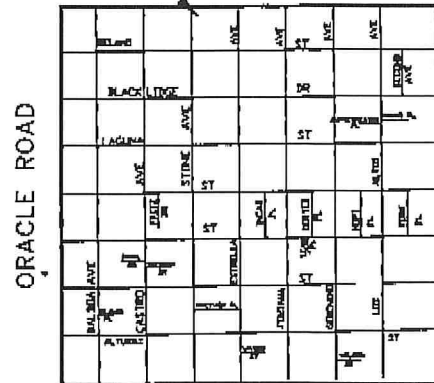
FORT LOWELL ROAD

LOCATION MAP

T13S, R13E, SEC.36

AREAS:

PARCEL 1	1745 S.F.±
PARCEL 2	1280 S.F.±
PARCEL 3	130 S.F.±
REMAINDER	17,105 S.F.±

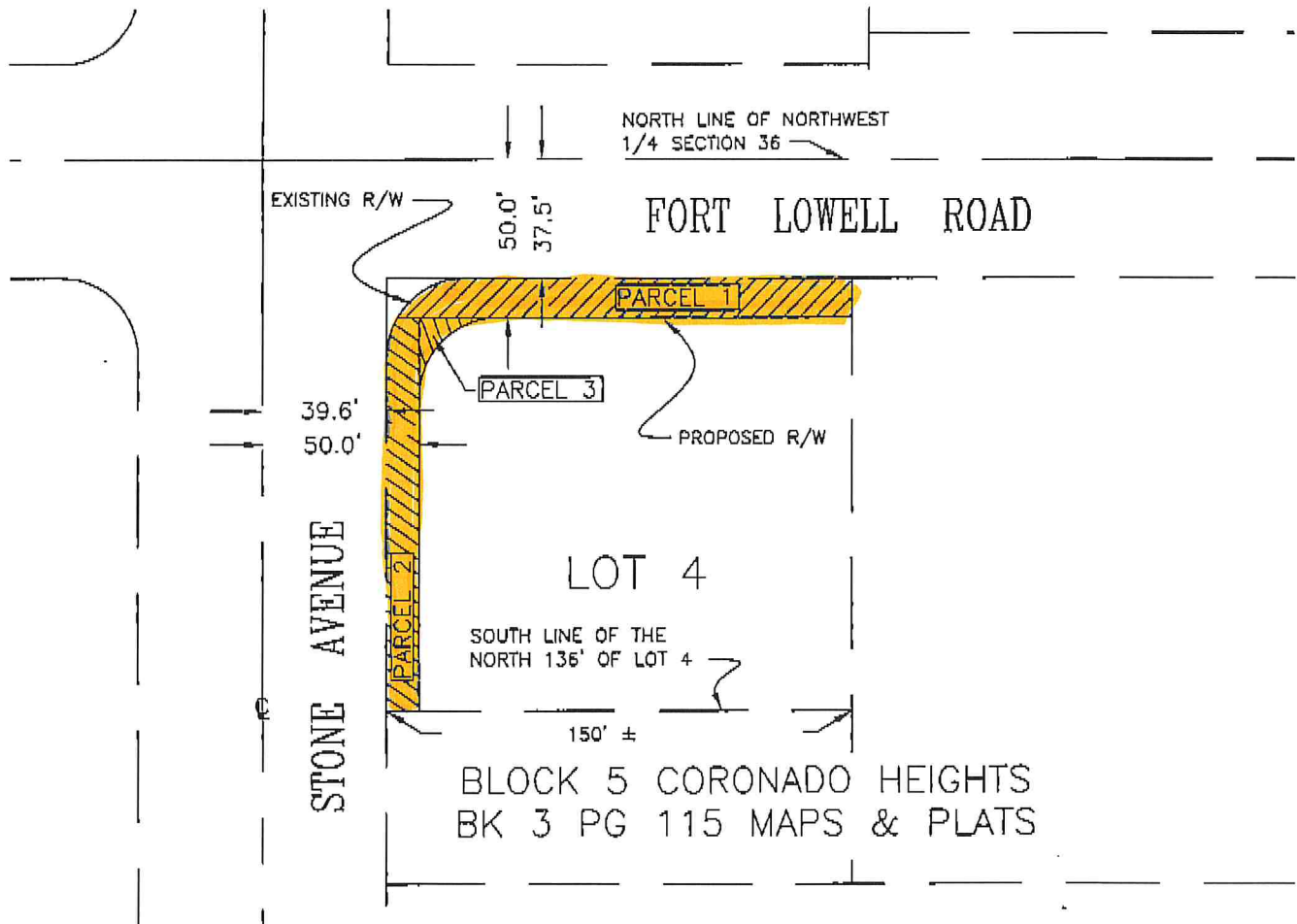


ORACLE ROAD

1ST AVENUE

GRANT ROAD

 R/W TO BE ACQUIRED



NORTH LINE OF NORTHWEST
1/4 SECTION 36

EXISTING R/W

50.0'
37.5'

FORT LOWELL ROAD

PARCEL 1

PARCEL 3

PROPOSED R/W

39.6'
50.0'

STONE AVENUE

LOT 4


SOUTH LINE OF THE
NORTH 136' OF LOT 4

150' ±

BLOCK 5 CORONADO HEIGHTS
BK 3 PG 115 MAPS & PLATS

Drawn: WEW 9/02
 Scale: NONE
 Approved: _____
 City Engineer

**ACQUISITION OF
 PORTION OF
 PARCEL 107-11-0820**

City of Tucson, Arizona
 ENGINEERING DIVISION 

PLAN # CORONADO MARKET

004063914