



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

RECORDING REQUESTED BY:
Title Security Agency of Arizona
AND WHEN RECORDED MAIL TO:
The City of Maricopa
PO BOX 610
Maricopa, AZ 85139

DATE/TIME: 06/19/2013 1232

FEE: \$12.00

PAGES: 6

FEE NUMBER: 2013-050985



ESCROW NO.: 500-04921-TS
500-04921-TS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Bowlin Plaza LLC, a Nevada limited liability company and Robert S. Elmore, Trustee of The Mark Richard Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Patrick Leslie Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Leslie Ann Walton 1999 Grantor Irrevocable Trust and Robert S. Elmore, Trustee of The Michael Allen Walton 1999 Grantor Irrevocable Trust

do/does hereby convey to

City of Maricopa, a municipal corporation

the following real property situated in **Pin**al County, Arizona:

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

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

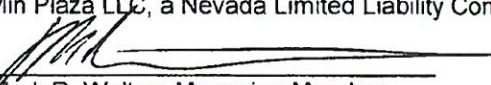
Pursuant to ARS 33-404 the names and beneficiaries of the trust are disclosed in Instrument No. 2004-075434, 2004-075435, 2004-075436 and 2004-075437

Escrow No: 500-04921-TS

Dated: January 4, 2013

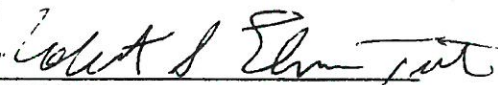
Grantor(s):

Bowlin Plaza LLC, a Nevada Limited Liability Company

BY: 

Mark R. Walton, Managing Member

The Mark Richard Walton 1999 Grantor Irrevocable Trust

BY: 

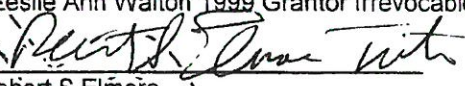
Robert S Elmore
Trustee

The Patrick Leslie Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S Elmore
Trustee

The Leslie Ann Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S Elmore
Trustee

The Michael Allen Walton 1999 Grantor Irrevocable Trust

BY: 

Robert S Elmore
Trustee

Escrow No.: 500-04921-TS

State of _____)ss.
County of _____

On this 17th day of June, 2013, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared Mark Walton, Managing member of
Bowlin Plaza LLC, a Nevada Limited liability company
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: Julie A. Faber

My Commission Expires: 04/26/16

FOR NOTARY SEAL OR STAMP



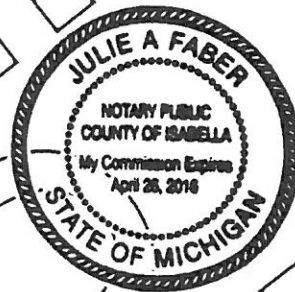
State of _____)ss:
County of _____

On this 17th day of June, 2013, before me,
The Undersigned
a Notary Public in and for said County and State, personally
appeared **Robert S. Elmore**, Trustee of the Mark Richard
Walton 1999 Grantor Irrevocable Trust and as Trustee of the
Leslie Ann Walton 1999 Grantor Irrevocable Trust and as
Trustee of the Patrick Leslie Walton 1999 Grantor Irrevocable
Trust and as Trustee of the Michael Allen Walton 1999 Grantor
Irrevocable Trust
personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s), or the entity upon behalf of which the
person(s) acted, executed the instrument
WITNESS my hand and official seal.

Notary Public: Julie A. Faber

My Commission Expires: 04/26/16

FOR NOTARY SEAL OR STAMP



Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

EXHIBIT "A"

Revised July 31, 2012
July 25, 2012
WP # 103547.01

PARCEL DESCRIPTION
Vekol Regional Park
Right-of-Way

A parcel of land lying within Section 34, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 34, a PK Nail with no identification, from which the west quarter corner of said section, a PK Nail with no identification, bears South 00°06'47" East (basis of bearing), a distance of 2631.71 feet;

THENCE along the north line of said section, South 89°54'45" East, a distance of 298.37 feet, to the south right-of-way line of Bowlin Road as shown on Final Plat for Desert Cedars, recorded in Cabinet E, Slide 086, Pinal County Records (P.C.R.) and the POINT OF BEGINNING;

THENCE continuing along said north line and along said south right-of-way line, South 89°54'45" East, a distance of 500.57 feet;

THENCE leaving said north line and said south right-of-way line, South 00°40'32" East, a distance of 90.62 feet, to the beginning of a curve;

THENCE southerly along said curve, having a radius of 450.00 feet, concave easterly, through a central angle of 36°41'06", a distance of 288.12 feet, to a point of intersection with a non-tangent line;

THENCE South 40°10'09" West, a distance of 56.62 feet, to a point of intersection with a non-tangent curve;

THENCE northerly along said curve, having a radius of 790.00 feet, concave easterly, whose radius bears North 56°07'18" East, through a central angle of 27°04'23", a distance of 373.29 feet, to the south line of the north 55 feet of said section and a point of intersection with a non-tangent line;

THENCE along said south line, North 89°54'45" West, a distance of 187.21 feet, to the beginning of a curve;

THENCE leaving said south line, westerly along said curve, having a radius of 555.00 feet, concave northerly, through a central angle of 24°24'53", a distance of 236.49 feet, to a point of reverse curvature;

**Parcel Description
Vekol Regional Park
Right-of-Way**

Revised July 31, 2012
July 25, 2012
WP # 103547.01

THENCE northwesterly along said curve, having a radius of 445.00 feet, concave southwesterly, through a central angle of $01^{\circ}43'51''$, a distance of 13.44 feet, to the **POINT OF BEGINNING**.

Containing 0.9818 acres, or 42,767 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2012 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2010\Parcel Descriptions\103547.01 Vekol Regional Park Right-of-Way L02R01 07-31-12.doc

Accepted and Approved

[Signature]



EXPIRES 12-31-14

Wood, Patel & Associates, Inc.
(602) 335-8500
www.woodpatel.com

October 15, 2012
WP # 103547.01

PARCEL DESCRIPTION
Vekol Regional Park
Right-of-Way

A parcel of land lying within Section 34, Township 4 South, Range 3 East, of the Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the northwest corner of said Section 34, a PK Nail with no identification, from which the west quarter corner of said section, a PK Nail with no identification, bears South 00°06'47" East (basis of bearing), a distance of 2631.71 feet;

THENCE along the north line of said section, South 89°54'45" East, a distance of 128.86 feet, to the east right-of-way line of John Wayne Parkway (State Route 347), as shown on Right Of Way Plan of the Maricopa Road (SR 347) Jct. S.R. 84-Maricopa 347 PN 000 H2778'02R RS-347-(10), dated January 6, 1992, and the POINT OF BEGINNING;

THENCE leaving said east right-of-way line, continuing along said north line, South 89°54'45" East, a distance of 53.00 feet;

THENCE leaving said north line, South 00°40'57" East, a distance of 707.84 feet;

THENCE South 89°24'54" West, a distance of 53.00 feet, to said east right-of-way line;

THENCE along said east right-of-way line, North 00°40'57" West, a distance of 708.46 feet, to the POINT OF BEGINNING.

Containing 0.8616 acres, or 37,532 square feet of land, more or less.

Subject to existing rights-of-way and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of May, 2012 and any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

Y:\WP\Parcel Descriptions\2010 Parcel Descriptions\103547.01 Vekol Regional Park Right-of-Way L06 10-15-12.doc

Accepted and Approved



AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 510-12-014B-3

BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale? 0

Please list the additional parcels below (attach list if necessary):

(1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

Bowlin Plaza LLC, et al

4585 E. Pickard Street, Ste G

Mt. Pleasant, MI 48858

3. (a) BUYER'S NAME AND ADDRESS:

The City of Maricopa

PO BOX 610

Maricopa, AZ 85139

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

vacant land

Maricopa, AZ 85139

5. MAIL TAX BILL TO:

The City of Maricopa

PO BOX 610

Maricopa, AZ 85139

6. PROPERTY TYPE (for Primary Parcel): NOTE. Check Only One Box

- | | |
|---|---|
| a. ☒ Vacant Land | f. ☐ Commercial or Industrial Use |
| b. ☐ Single Family Residence | g. ☐ Agricultural |
| c. ☐ Condo or Townhouse | h. ☐ Mobile or Manufactured Home |
| d. ☐ 2-4 Plex | ☐ Affixed ☐ Not Affixed |
| e. ☐ Apartment Building | i. ☐ Other Use; Specify _____ |

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

☐ To be used as a primary residence ☐ Owner occupied, not a primary residence.

☐ To be rented to someone other than a "family member"

See reverse side for definition of a "primary residence" or "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- | | |
|--|---|
| a. ☐ Warranty Deed | d. ☐ Contract or Agreement |
| b. ☒ Special Warranty Deed | e. ☐ Quit Claim Deed |
| c. ☐ Joint Tenancy Deed | f. ☐ Other: _____ |

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY

Signature of Seller / Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 19 day of June, 2013

Notary Public

Notary Expiration Date 01/14/16

FOR RECORDER'S USE ONLY

PINAL COUNTY

DATE/TIME: 06/19/2013 1232

FEE NUMBER: 2013-050985

10. SALE PRICE

\$

139000 00

11. DATE OF SALE (Numeric Digits) / 12/2012

Month / Year

12. DOWN PAYMENT

\$

139000 00

13. METHOD OF FINANCING

- | | |
|--|--|
| a. ☒ Cash (100% of Sale Price) | e. ☐ New loan(s) from financial institution |
| b. ☐ Barter or trade | (1) ☐ Conventional |
| c. ☐ Assumption of existing loan(s) | (2) ☐ VA |
| d. ☐ Seller Loan (Carryback) | (3) ☐ FHA |
| | f. ☐ Other financing. Specify _____ |

14. PERSONAL PROPERTY (see reverse side for definition)

(a) Did the Sale Price in item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

(b) If Yes, provide the dollar amount of the Personal Property: \$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS

(a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒

If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number)

Title Security Agency of Arizona

421 E. Cottonwood Lane

Casa Grande, AZ 85122

18. LEGAL DESCRIPTION (attach copy if necessary)

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

Signature of Buyer/Agent

State of Arizona, County of Pinal

Subscribed and sworn to before me this 19 day of June, 2013

Notary Public

Notary Expiration Date 01/14/16

EXHIBIT "A"

That portion of the Northwest quarter of Section 34, Township 4 South, Range 3 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 34;

Thence North 89 degrees 24 minutes 54 seconds East, along the North line of said Section 34, a distance of 128.87 feet to the POINT OF BEGINNING, said point being on the East right of way line of Maricopa Road (State Route 347);

Thence continuing North 89 degrees 24 minutes 54 seconds East, along said North line 670.00 feet;

Thence South 00 degrees 40 minutes 32 seconds East 100.00 feet to a point marking the beginning of a tangent curve to the left having a radius of 450.00 feet;

Thence along the arc of said curve through a central angle of 36 degrees 41 minutes 06 seconds an arc distance of 288.12 feet;

Thence South 40 degrees 10 minutes 09 seconds West 367.92 feet to a point marking the beginning of a non tangent curve to the right the center point of which bears North 47 degrees 35 minutes 45 seconds West 200.00 feet therefrom;

Thence along the arc of said curve through a central angle of 46 degrees 35 minutes 45 seconds an arc distance of 162.65 feet;

Thence South 89 degrees 24 minutes 54 seconds West 373.10 feet to a point on the East right of way of said Maricopa Road (State Route 347);

Thence North 00 degrees 40 minutes 32 seconds West, along said right of way, 709.98 feet to the POINT OF BEGINNING.