

WHEN RECORDED RETURN TO:

CCMC  
36340 W. Picasso St.  
Maricopa, AZ 85138

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**SPECIAL WARRANTY DEED**

EXEMPT FROM AFFIDAVIT PURSUANT TO A.R.S. §11-1134 (A)(3)

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

**Tortosa Homeowners Association, an Arizona non-profit corporation (“Grantor”)**

do/does hereby convey to

**City of Maricopa, an Arizona Municipal Corporation (“Grantee”)**

the following real property situated in Pinal County, Arizona for public roadway and utility purposes including, but not limited to, the construction, operation, maintenance and repair of roadway and utility improvements:

See **Exhibit A and Exhibit B**

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 Grantor herein, and no other, subject to the matters set forth.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 16<sup>th</sup> day of January, 2025.

**"GRANTOR"**

**Tortosa Homeowners Association,**

an Arizona non-profit corporation

By: Michael Buis  
Its: Board President

STATE OF ARIZONA     )  
  ) ss.  
County of Pinal         )

On this 16 day of January, 2025, before me a Notary Public personally appeared Michael Buis, the Board President of Tortosa Homeowners Association, an Arizona non-profit corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he (she or they) executed it on behalf of the Tortosa Homeowners Association.

Tina Handford  
Notary Public

My Commission Expires:

April 11, 2027

