



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
LAURA DEAN-LYTLE

DATE/TIME: 07/17/2012 1117

FEE: \$9.00

PAGES: 4

FEE NUMBER: 2012-060589



350019S  
WHEN RECORDED RETURN  
TO ARIZONA DEPARTMENT  
OF TRANSPORTATION,  
R/W OPERATIONS SEC.  
205 S. 17TH AVE., MD 612E  
PHOENIX, AZ 85007-3212

Escrow No.

15120179

EXEMPT FROM AFFIDAVIT

BY A.R.S. §11-1134-A-3

ARIZONA DEPARTMENT OF TRANSPORTATION

## WARRANTY DEED

DUANE R. PIRKL, a married man as his sole and separate property, the Grantor, for the consideration of TEN DOLLARS AND OTHER VALUABLE CONSIDERATION, does hereby grant, convey and warrant to the STATE OF ARIZONA, by and through its Department of Transportation, the Grantee, that certain real property situated in Pinal County, Arizona, more particularly described as:

**SEE EXHIBIT "A" ATTACHED HERETO**

**AND BY REFERENCE MADE A PART HEREOF.**

**SUBJECT TO** current taxes and assessments, reservations and all easements, rights of-way, covenants, conditions, restrictions, liens and encumbrances of record.

**PROJECT:** 010 PN 210 H7696  
010-D(205)A

**LOCATION:** I-10 / SR 87 T.I.  
WD

**PARCEL:** 1140808  
as 06-21-2012

The Grantor herein, in accordance with property repurchase rights pursuant to A.R.S. §28-7099, hereby elects and agrees to the following:

- ☐ Waives right of first refusal pursuant to A.R.S. §28-7099, and ADOT at its election, may use, or dispose of any remaining parcel pursuant to any means permitted by law;  
\_\_\_\_\_(initial) \_\_\_\_\_(initial)

-OR-

- ☒ Possibly would re-purchase excess land, if any, and hereby requests proper notification by the Department should excess land become available;  
\_\_\_\_\_(initial) \_\_\_\_\_(initial)

IN WITNESS WHEREOF, this instrument is executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

(SIGNATURE)

(SIGNATURE)

BY: \_\_\_\_\_

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

ITS: \_\_\_\_\_

### NOTARY CERTIFICATION

Capacity claimed by signer(s)

☒ INDIVIDUAL(S)

☐ ATTORNEY-IN-FACT

☐ TRUSTEE(S)

☐ CORPORATE

☐ PARTNERSHIP

☐ GOVERNMENT OFFICER(S)

☐ OTHER

Duane R. Pickett

ENTITY(IES) REPRESENTED

Owner

TITLE OF SIGNER

STATE OF Arizona

COUNTY OF Maricopa

Before me, Nellie Widder, the undersigned officer/notary

(Name of Notary)

on July 10, 2012 personally appeared

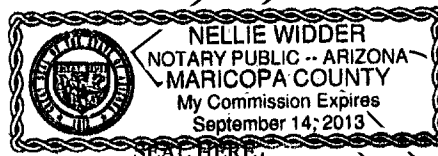
Duane R. Pickett

- ☐ personally known -OR- ☒ proved to me 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 on behalf of which the person(s) acted, executed the instrument.

IN WITNESS, my hand and official seal.

(Signature of Notary)

My commission expires: Sept. 14, 2013



Approved by the Director  
of the Arizona Department  
of Transportation

July 12, 2012

Accepted:  
STATE OF ARIZONA

July 12, 2012

By

Stephanie Kover  
Right of Way Manager

Document Type: Warranty Deed Parcel No.: 11-0808

## DESCRIPTION FOR FEE ESTATE

That portion of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Southwest quarter (SW $\frac{1}{4}$ ) of Section 23, Township 8 South, Range 8 East, Gila and Salt River Meridian, Pinal County, Arizona, which lies northeasterly of the following described **NEW RIGHT OF WAY LINE**:

### **PROPERTY DESCRIPTION:**

That part of the Southwest quarter of Section 23, Township 8 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at the West quarter corner of said Section 23;

thence South a distance of 100 feet;

thence South 89 degrees 55 minutes East, a distance of 200 feet to the TRUE POINT OF BEGINNING;

thence South a distance of 100 feet;

thence South 89 degrees 55 minutes East, a distance of 200 feet;

thence South 00 degrees 05 minutes West, a distance of 143.00 feet to a point;

thence South 89 degrees 55 minutes East, a distance of 491.00 feet to a point;

thence North 22 degrees 16 minutes West, a distance of 115.53 feet to a point on the frontage road right-of-way;

thence North 67 degrees 48 minutes 30 seconds West, a distance of 361.75 feet;

thence North 89 degrees 55 minutes West, a distance of 311.92 feet to the TRUE POINT OF BEGINNING;

(continued)

**EXHIBIT "A"**

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EXCEPT that part described as follows:

COMMENCING at the West quarter corner of said Section 23;

thence South a distance of 100 feet;

thence South 89 degrees 55 minutes East, a distance of 200 feet to the TRUE POINT OF BEGINNING;

thence South a distance of 100 feet to a point;

thence South 89 degrees 55 minutes East, a distance of 200 feet to a point;

thence North a distance of 100 feet;

thence North 89 degrees 55 minutes West, a distance of 200 feet to the TRUE POINT OF BEGINNING.

**NEW RIGHT OF WAY LINE DESCRIPTION:**

COMMENCING at a 1 inch iron pipe tagged "LS 37174" marking the West quarter corner of said Section 23, from which a 3 inch axle tagged "LS 37174" marking the center quarter corner of said Section 23 bears South 89°55'57" East 2655.22 feet;

thence along the East - West mid section line of said Section 23, South 89°55'57" East 187.06 feet to the POINT OF BEGINNING;

thence South 67°46'00" East 271.92 feet;

thence along a curve to the Right having a radius of 7230.00 feet a length of 617.37 feet;

thence South 53°50'22" East 2020.28 feet to the POINT OF ENDING on the North - South mid section line of said Section 23, from which a 1½ inch iron pipe tagged "LS 37174" marking the South quarter corner of said Section 23 bears South 00°54'25" West 1125.19 feet.

TOGETHER with, any and all of the Grantor's fee interest in and to all of the right of way for Interstate Highway 10 (CASA GRANDE - TUCSON HIGHWAY), if any.

**EXHIBIT "A"**

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