Dedication Deed

When recorded return to:

Town of Cave Creek
37622 N. Cave Creek Road
Cave Creek, AZ 85331

AFFIDAVIT EXEMPT:
A.R.S. § 42-1614 (A) (3)

RIGHT-OF-WAY DEDICATION DEED

For good and valuable consideration, Anthony & Laurie Iannozzi, husband & wife ("Grantors"), do hereby grant and convey to the Town of Cave Creek, an Arizona Municipal Corporation ("Grantee") the following-described property situated in Maricopa County, Arizona (the "Property"):

The real property legally described on Exhibit A attached hereto and made a part hereof;

Subject to all matters of record and matters which would be disclosed by an accurate survey and inspection of the Site;

PROVIDED, HOWEVER, that as long as Grantee holds title to the Property the Property shall only be used as a PUBLIC ROAD & UTILITY RIGHT-OF-WAY.

The covenants and conditions of this deed shall run with the land and shall inure to the benefit of and binding upon Grantor and Grantee, their successors and assigns.

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

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 10th day of December 2018.

GRANTORS:

(Grantors)

By: 

By: 

STATE OF ARIZONA

) ss.

County of Maricopa

The foregoing instrument was acknowledged before me this 10th day of December, 2018 by Anthony & Laurie Iannozzi, the Grantor for and on behalf thereof.

Notary Public
My Commission Expires: August 4th, 2019
EXHIBIT 'A'
RIGHT-OF-WAY
LEGAL DESCRIPTION

THE WEST TWENTY-FIVE (25) FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND (As described in Deed recorded in the Maricopa County Recorder's Office, Docket No. 20160924488):

THE NORTH 145.73 FEET OF THE SOUTH 339.77 FEET, AS MEASURED ON THE WEST LINE, OF THE FOLLOWING DESCRIBED PROPERTY;

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 6 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA;

THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS WEST (North 01 degrees 41 minutes 30 seconds West, Record) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER A DISTANCE OF 485.75 FEET AS MEASURED (486.25 feet, Record) TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DOCKET 2429, PAGE 313;

THENCE SOUTH 84 DEGREES 24 MINUTES 44 SECONDS EAST (South 85 Degrees 54 Minutes 00 Seconds East, Record), ALONG SAID SOUTH LINE 268.72 FEET AS MEASURED TO THE WEST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCKET 5374, PAGE 93, RECORDS OF MARICOPA COUNTY;

THENCE SOUTH 02 DEGREES 15 MINUTES 51 SECONDS WEST ALONG SAID WEST LINE 302.78 FEET AS MEASURED (300.00 feet, Record) TO AN ANGLE POINT IN THE WEST LINE OF THAT PARCEL DESCRIBED IN DOCKET 3208, PAGE 288, MARICOPA COUNTY RECORDS;

THENCE SOUTH 19 DEGREES 21 MINUTES 23 SECONDS WEST ALONG SAID WEST LINE 165.29 FEET (165.00 feet, Record) TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 27;

THENCE SOUTH 89 DEGREES 41 MINUTES 17 SECONDS WEST ALONG SAID SOUTH LINE OF SAID SOUTHWEST QUARTER 199.78 FEET AS MEASURED (200.00 feet, Record) TO THE POINT OF BEGINNING.