

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

Escrow No.

EXEMPT FROM AFFIDAVIT
BY A.R.S. §11-1134-A-3

ARIZONA DEPARTMENT OF TRANSPORTATION

WARRANTY DEED

CITY OF FLAGSTAFF, a Municipal Corporation, 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 Coconino 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: 089A CN 399 H4134
A89-B(002)A

LOCATION: Airport Road (J.W. Powell Blvd)

PARCEL: 3-1144

sw 01-30-2013

DESCRIPTION FOR FEE ESTATE

TRACT NO. 1:

A parcel of land located in the Southwest quarter of Section 5 and the Northwest quarter of Section 8, Township 20 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of that land described in Docket 5, page 187, as recorded in the Coconino County, Arizona Recorder's Office, and more particularly described as follows:

BEGINNING at the Southwest corner of said Section 5;

THENCE North 00 degrees 30 minutes 07 seconds East (M), (Basis of Bearing), North 00 degrees 27 minutes 29 seconds West (record) along the West line of said Section 5, a distance of 261.70 feet (C) to a point on the West right of way line of U.S. Highway 89A, (now S.R. 89A), said point also being the beginning of a nontangent curve to the left, concave to the Northeast, with a radial bearing of North 82 degrees 37 minutes 42 seconds East (C), a central angle of 01 degrees 03 minutes 48 seconds (C) and a radius of 3085.16 (C) feet, 3066.00 feet (R);

THENCE Southeasterly along said curve and right of way line, a distance of 57.26 feet (C);

THENCE South 08 degrees 26 minutes 06 seconds East South 09 degrees 26 minutes 15 seconds East (R), along said right of way line, a distance of 471.35 feet (C), to the beginning of a curve to the right, concave to the Northwest, with a radial bearing of South 81 degrees 33 minutes 54 seconds West (C), a central angle of 34 degrees 31 minutes 54 seconds (C), and a radius of 1028.14 (C), 934.00 feet (R);

THENCE Southwesterly along said curve and right of way line, a distance of 619.65 feet (C) to a point on the West line of said Section 8;

THENCE North 00 degrees 57 minutes 13 seconds East (M), North 00 degrees 05 minutes 22 seconds West (R), along the West line of said Section 8, a distance of 864.47 feet (C), to the POINT OF BEGINNING.

EXCEPT all uranium, thorium, and all other materials determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat.761) to be peculiarly essential to the production of fissionable material contained in whatever concentration in deposits of the lands.

(continued)

EXHIBIT "A"

PAGE 1

TOGETHER with, any and all of the Grantor's fee interest in and to all of the highway right of way for State Route 89A (PRESCOTT-FLAGSTAFF HIGHWAY), if any.

TRACT NO. 2:

Parcel No. 1:

That portion of the Grantors' property that is described in the following **PROPERTY DESCRIPTION** located in the Southwest quarter of Section 5, Township 20 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of that land described in Docket 5, page 187, office of the Coconino County Recorder, Arizona, lying southerly of the following **NEW RIGHT OF WAY DESCRIPTION**:

PROPERTY DESCRIPTION:

A parcel of land located in the Southwest quarter of Section 5, Township 20 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of that land described in Docket 5, page 187, office of the Coconino County Recorder, Arizona, and more particularly described as follows:

BEGINNING at the West quarter corner of said Section 5;

THENCE South 89 degrees 17 minutes 03 seconds East (M), (Basis of Bearing), North 89 degrees 45 minutes 08 seconds East (R), along the mid-section line, a distance of 445.85 feet (C) to a point on the Westerly right of way line of U.S. Highway 89A, (now S.R. 89A);

THENCE South 18 degrees 16 minutes 34 seconds West (C), South 17 degrees 17 minutes 15 seconds West (R), along said right of way line, a distance of 1073.37 feet (C), 1060.32 feet (R) to the beginning of a curve to the left, concave to the Southeast, with a radial bearing of South 71 degrees 43 minutes 26 seconds East (C), a central angle of 09 degrees 54 minutes 02 seconds (C), and a radius of 3085.16 feet (C), 3066.0 feet, (R);

THENCE Southwesterly along said curve and right of way line, a distance of 533.11 feet (C) to a point on the West line of said Section 5;

(continued)

EXHIBIT "A"

PAGE 2

THENCE North 00 degrees 30 minutes 07 seconds East (M), North 00 degrees 27 minutes 29 seconds West (R), along the West line of said Section 5, a distance of 1542.97 feet (C) to the West quarter corner of Section 5, and the POINT OF BEGINNING.

EXCEPT all uranium, thorium, and all other materials determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material contained in whatever concentration of deposits of the lands.

NEW RIGHT OF WAY LINE DESCRIPTION:

Commencing at a City of Flagstaff aluminum cap marking the West quarter corner of said Section 5 from which a Bureau of Land Management (BLM) brass cap marking the Southwest corner of said Section 5 bears South 00°39'14" East 2649.93 feet;

thence along the West line of said Section 5 South 00°39'14" East 1505.98 feet to the POINT OF BEGINNING;

thence South 86°39'06" East 66.80 feet to the POINT OF ENDING, said POINT OF ENDING being 100.00 feet northerly of and at right angle to the J.W. Powell Construction Centerline Station 23+46.01.

TOGETHER with, any and all of the Grantor's fee interest in and to all of the highway right of way for said State Route 89A, if any.

Parcel No. 2:

That portion of the above described **PROPERTY DESCRIPTION** in the Northwest quarter of the Southwest quarter (NW¼SW¼) of Section 5, Township 20 North, Range 7 East, Gila and Salt River Meridian, Coconino County, Arizona, which lies between the following described **NEW RIGHT OF WAY LINE NO. 1 and LINE NO. 2:**

NEW RIGHT OF WAY LINE NO. 1 DESCRIPTION:

Commencing at a City of Flagstaff aluminum cap marking the West quarter corner of said Section 5 from which a Bureau of Land Management (BLM) brass cap marking the Southwest corner of said Section 5 bears South 00°39'14" East 2649.93 feet;

(continued)

EXHIBIT "A"

PAGE 3

thence along the West line of said Section 5 South 00°39'14" East 690.72 feet to the POINT OF BEGINNING;

thence North 44°21'42" East 56.08 feet;

thence along a curve to the Left, having a radius of 1537.02 feet, a length of 730.55 feet;

thence North 17°07'45" East 33.38 feet to the East-West mid section line of said Section 5;

thence along said East-West mid section line of Section 5 North 89°33'30" East 35.66 feet to the POINT OF ENDING on the existing northwesterly right of way line of said State Route 89A.

NEW RIGHT OF WAY LINE NO. 2 DESCRIPTION:

Commencing at said West quarter corner of Section 5;

thence along said West line of Section 5 South 00°39'14" East 976.84 feet;

thence from a Local Tangent Bearing of North 39°42'14" East, along a curve to the Right, having a radius of 718.51 feet, a length of 58.41 feet;

thence North 44°21'42" East 200.00 feet;

thence along a curve to the Left, having a radius of 1737.02 feet, a length of 305.94 feet to the POINT OF ENDING being 100.00 feet southeasterly of and at right angle to State Route 89A Construction Centerline Station 485+43.98.

EXCEPT all uranium, thorium, and all other materials determined pursuant to Section 5 (b) (1) of the Atomic Energy Act of 1946 (60 Stat. 761) to be peculiarly essential to the production of fissionable material contained in whatever concentration in deposits of the lands.

TOGETHER with, any and all of the Grantor's fee interest in and to all of the highway right of way for said State Route 89A, if any.

EXHIBIT "A"

PAGE 4