

RESOLUTION NO. 14-1048

A RESOLUTION OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY IN THE TOWN FOR RIGHT-OF-WAY AND EASEMENT PURPOSES FOR THE ROAD 1 EAST FROM ROAD 4 SOUTH TO KALINICH ROAD PROJECT, INCLUDING ROAD 1 EAST ALONG THE KARCIK PROPERTY SOUTH FROM ROAD 4 SOUTH, BROWNLOW AVENUE BETWEEN ROAD 1 EAST AND HIGHWAY 89, ROAD 4½ SOUTH BETWEEN ROAD 1 EAST AND HIGHWAY 89, AND KALINICH AVENUE BETWEEN ROAD 1 EAST AND HIGHWAY 89; AUTHORIZING AND DIRECTING THE MAYOR, TOWN MANAGER AND TOWN ATTORNEY TO ACQUIRE TITLE TO SUCH REAL PROPERTY ON BEHALF OF THE TOWN BY DONATION, EMINENT DOMAIN OR PURCHASE FOR AN AMOUNT NOT TO EXCEED FAIR MARKET VALUE OF THE PROPERTY, PLUS ACQUISITION AND CLOSING COSTS.

WHEREAS, the continued growth and development of the Town of Chino Valley requires acquisition of certain real property for Road 1 East along the Karcik property South from Road 4 South, Brownlow Avenue Between Road 1 East and Highway 89, Road 4½ South between Road 1 East and Highway 89, and Kalinich Avenue between Road 1 East and Highway 89 for roadway improvements to Road 1 East (the "Project"), which real property is generally described in Exhibit A, attached hereto and made a part hereof; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley previously authorized the Project pursuant to the IGA with Arizona Department of Transportation for construction of a round-a-bout at Kalinich Road; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley find that acquisition of the property described is necessary for public right-of-way and easement purposes for the Project, and it is in the public interest to acquire such property; and

WHEREAS, the Mayor and Common Council of the Town of Chino Valley have considered alternatives available to it, have balanced the public good and the private injury resulting from the acquisition of the property and have determined that locating the public improvements on the property results in the greatest public good and the least private injury;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Common Council of the Town of Chino Valley, County of Yavapai, Arizona, that

1. That the Mayor, Town Manager and Town Attorney are hereby authorized and directed to acquire title to and possession of the real property generally described in Exhibit A, plus any additional real property required for completion of the Project as determined by the final engineering plans, by donation, eminent domain or purchase for an amount not to exceed fair market value, plus acquisition and closing costs; and

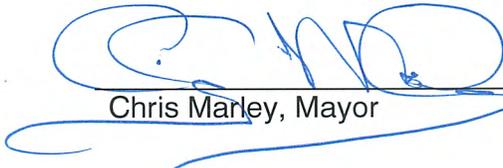
2. That the Mayor, Town Manager and Town Attorney are authorized to perform all acts necessary to acquire said property for the purposes described in this resolution on behalf of the Town.

3. That by approving this Resolution authorizing the acquisition of the real property legally described in Exhibit A, the Town Council accepts the dedication of said property as of the date of recordation of the executed deed[s].

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona, this 9th day of September, 2014 by the following vote:

AYES: 5
NAYS: 0

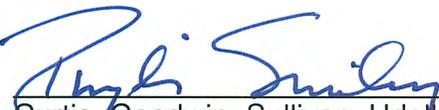
ABSENT: 2
ABSTAINED: 0


Chris Marley, Mayor

ATTEST:


Jami C. Lewis, Town Clerk

APPROVED AS TO FORM:


Curtis, Goodwin, Sullivan, Udall & Schwab, PLC
Town Attorneys
By: Phyllis Smiley

I hereby certify the above foregoing Resolution No. 14-1048 was duly passed by the Council of the Town of Chino Valley, Arizona, at a regular meeting held on September 9, 2014, and that quorum was present thereat and that the vote thereon was 5 ayes and 0 nays and 0 abstentions. 2 Council members were absent or excused.



Jami C. Lewis, Town Clerk

The following exhibits are attached hereto and incorporated herein:

1. Exhibit A – Deeds, Legal Descriptions and Maps of Property to be Acquired
 - A-1 Karcic – Parcel No. 102-01-217F
 - A-2 Kay Trust (Mary Kay Dill) – Parcel No. 102-01-001M
 - A-3 Windy Valley Properties – Parcel No. 102-01-001S
 - A-4 Dirt on the Range – Parcel Nos. 102-01-001Z, 102-01-219E, 102-01-219G, 12-01-219H
 - A-5 Wadhams – Parcel No. 102-01-216
 - A-6 Skura – Parcel No. 102-01-219
 - A-7 Palm Harbor Homes – Parcel No. 102-01-225A

EXHIBIT A

Deed, Description and Map of Property to be Acquired

EXHIBIT A-1

Deed, Description and Map of Property to be Acquired

Anthony M. Karcic Trust

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 E. Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, I, Anthony, M. Karcic, Trustee of the Anthony M. Karcic Trust, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

ANTHONY M. KARCIC TRUST

By: _____
Anthony M. Karcic, Trustee

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Anthony M. Karcic, Trustee of the Anthony M. Karcic Trust, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

EXHIBIT A
LAND DESCRIPTION
AUGUST 28, 2013

THE EASTERLY 50.00 FEET OF THE LAND DESCRIBED IN DEED TO ANTHONY M. KARCIC, TRUSTEE OF THE ANTHONY M. KARCIC TRUST RECORDED IN BOOK 4141, PAGE 701 OF OFFICIAL RECORDS LOCATED IN SECTION 3, TOWNSHIP 15 NORTH, RANGE 2 WEST IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, GILA AND SALT RIVER BASE AND MERIDIAN.

EXCEPTING THEREFROM:

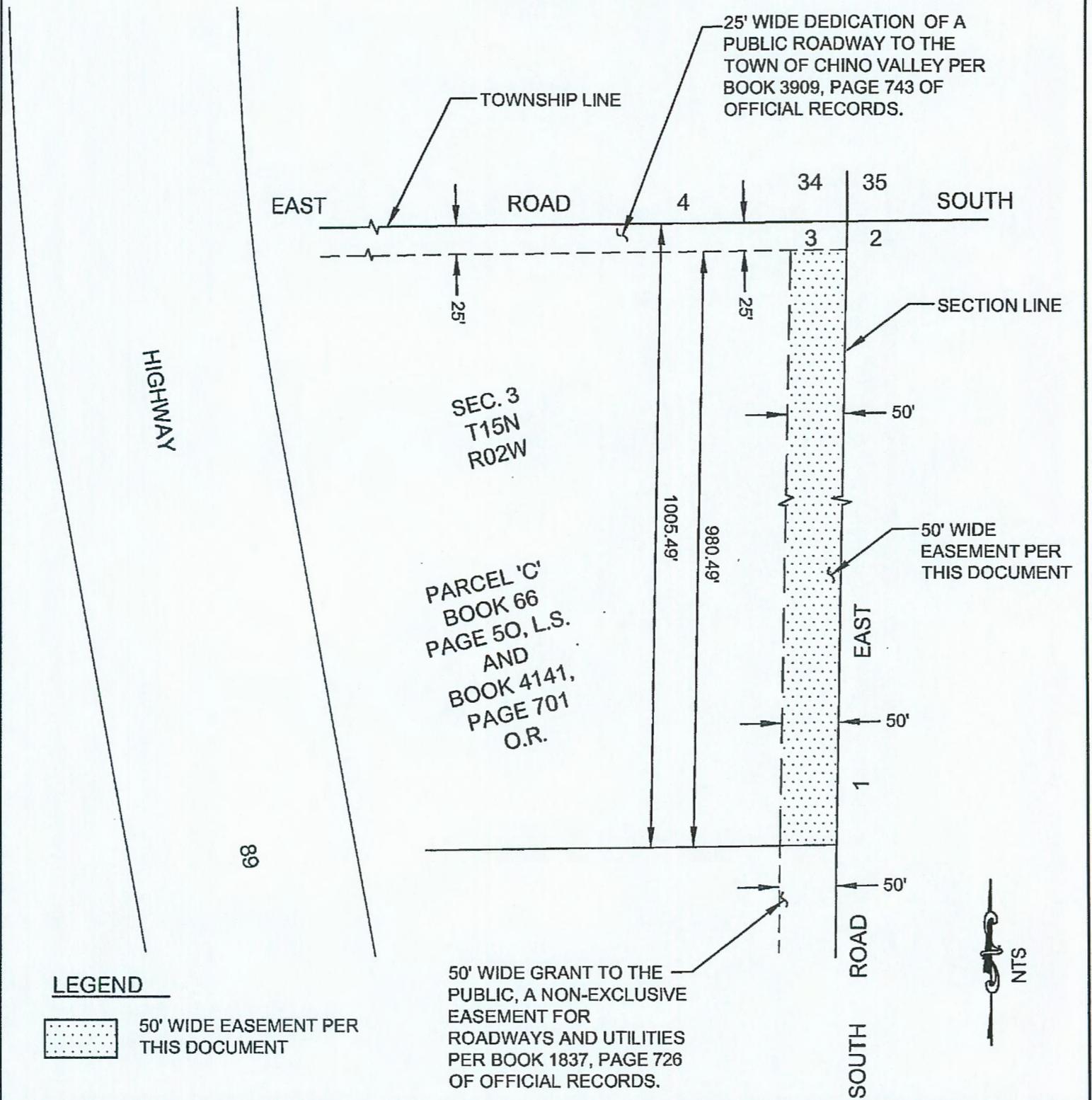
THE NORTHERLY 25.00 FEET OF THE DESCRIBED IN SAID DEED AND ALSO BEING DESCRIBED IN DEDICATION OF A PUBLIC ROADWAY TO THE TOWN OF CHINO VALLEY RECORDED IN BOOK 3909, PAGE 743 OF OFFICIAL RECORDS OF SAID COUNTY.

CONTAINING 49,025 SQUARE FEET, OR 1.125 ACRES, MORE OR LESS.



EXPIRES 09/30/2013

EXHIBIT B



LEGEND



50' WIDE EASEMENT PER THIS DOCUMENT

REGISTERED LAND SURVEYOR
 51524
 KENNETH R. DAVIDSON
 DATE SIGNED 8-28-13
 ARIZONA U.S.A.
 EXPIRES 09/30/2013

CIVILTEC
 engineering inc.
 Murovia • Prescott • Peoria
 2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B KARCIC EXHIBIT ROAD 1 EAST

DE: KR D	CH: R H S	DR: KR D	JOB # 2013722
P: X:\2013\2013722 - Karcic Legal Description - Chino Valley\DWG			SHEET 1 OF 1
D: Karcic Exhibit.dwg DA: Aug 28, 2013			

EXHIBIT A-2

Deed, Description and Map of Property to be Acquired

Mary Kay Dill Trust

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, I Mary Kay Dill, Trustee of The Mary Kay Dill Trust, dated September 30, 2008, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR: The Mary Kay Dill Trust, dated September 30, 2008

By: _____
Mary Kay Dill, Trustee

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Mary Kay Dill, Trustee of The Mary Kay Dill Trust, dated September 30, 2008, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

EXHIBIT A
LAND DESCRIPTION
MAY 20, 2014

THAT PORTION OF THE LAND DESCRIBED IN DEED TO MARY KAY DILL AND JAMES P. KIRCHNER IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, RECORDED IN BOOK 4264, PAGE 366 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WITHIN SECTION 3, TOWNSHIP 15 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS...

BEGINNING AT THE SOUTHWEST CORNER OF SAID DILL AND KIRCHNER LAND, SAID CORNER ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 89 (220.00 FEET WIDE);

THENCE ALONG THE SOUTHERLY LINE OF SAID LAND NORTH 89°37'51" EAST A DISTANCE OF 818.76 FEET;

THENCE CONTINUING ALONG THE EASTERLY PROLONGATION OF SAID SOUTHERLY LINE NORTH 89°37'51" EAST A DISTANCE OF 136.39 FEET;

THENCE SOUTH 26°17'13" EAST A DISTANCE OF 29.50 FEET;

THENCE NORTH 89°37'51" EAST A DISTANCE OF 19.50 FEET;

THENCE NORTH 25°32'56" EAST A DISTANCE OF 29.50 FEET;

THENCE NORTH 89°37'51" EAST A DISTANCE OF 105.30 FEET;

THENCE SOUTH 37°03'16" EAST A DISTANCE OF 29.50 FEET;

THENCE NORTH 89°37'51" EAST A DISTANCE OF 17.00 FEET;



EXPIRES 09/30/2016

THENCE NORTH 36°18'58" EAST A DISTANCE OF 29.50 FEET;

THENCE NORTH 89°37'51" EAST A DISTANCE OF 447.18 FEET TO THE EASTERLY LINE OF SAID SECTION 3;

THENCE ALONG SAID EASTERLY LINE NORTH 01°29'45" EAST A DISTANCE OF 50.02 FEET TO A LINE WHICH IS PARALLEL WITH AND DISTANT 50.00 FEET NORTHERLY, MEASURED AT RIGHT ANGLES TO SAID EASTERLY PROLONGATION;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 430.95 FEET;

THENCE NORTH 37°53'42" WEST A DISTANCE OF 23.00 FEET;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 16.00 FEET;

THENCE SOUTH 37°09'25" WEST A DISTANCE OF 23.00 FEET;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 143.54 FEET;

THENCE NORTH 29°05'19" WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 16.00 FEET;

THENCE SOUTH 28°21'02" WEST A DISTANCE OF 25.00 FEET;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 490.22 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 72.52 FEET THROUGH A CENTRAL ANGLE OF 11°13'49";

THENCE NORTH 48°33'30" WEST A DISTANCE OF 29.14 FEET;

THENCE SOUTH 89°37'51" WEST A DISTANCE OF 15.00 FEET;

THENCE SOUTH 47°49'13" WEST A DISTANCE OF 53.00 FEET TO THE BEGINNING OF NON-TANGENT CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET, AND A RADIUS POINT WHICH BEARS NORTH 06°47'14" WEST;

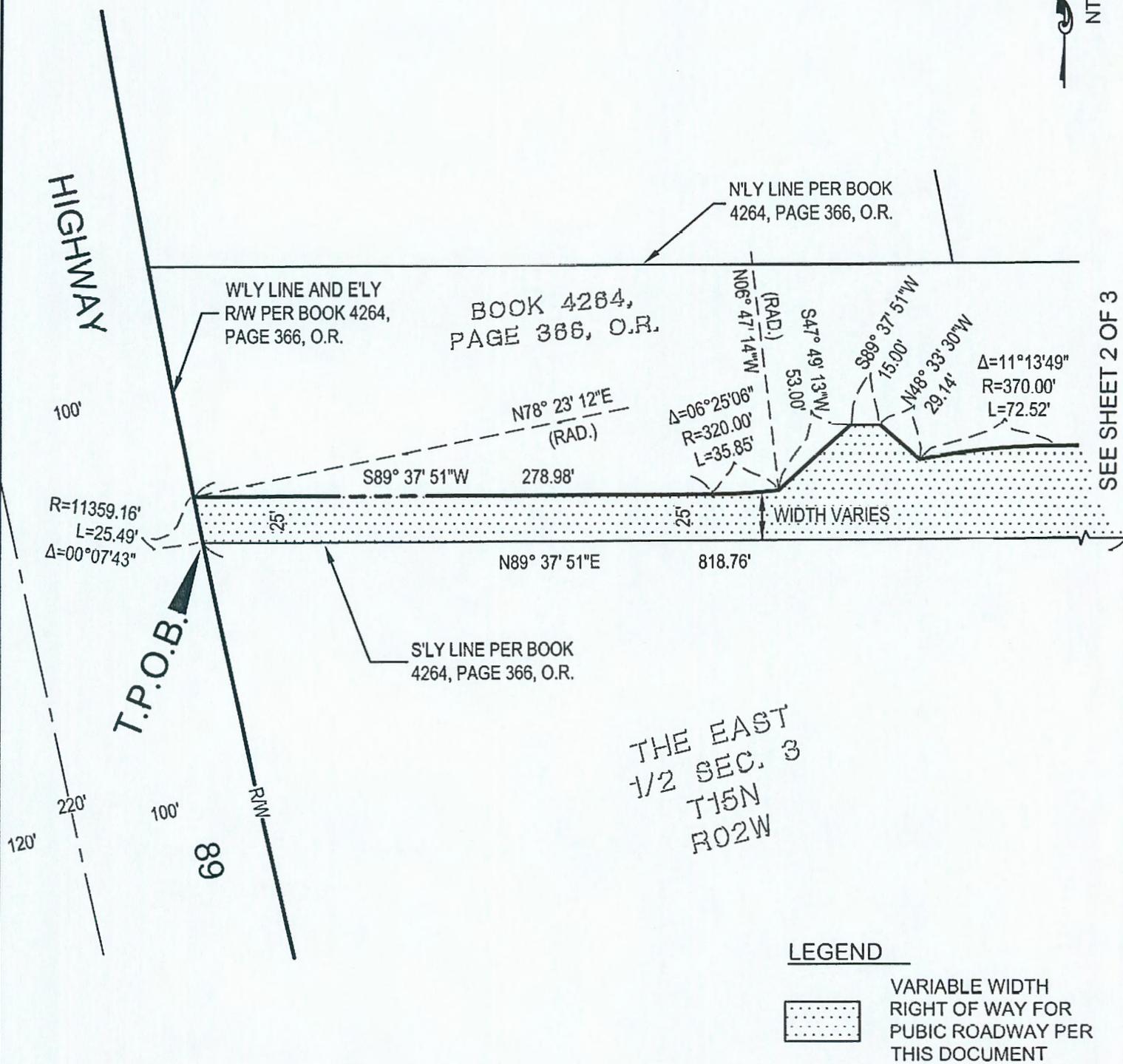
THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 35.85 FEET THROUGH A CENTRAL ANGLE OF 06°25'06";

THENCE SOUTH $89^{\circ}37'51''$ WEST A DISTANCE OF 278.98 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY OF HIGHWAY 89 (220.00 FEET WIDE), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,359.16 FEET, AND A RADIUS POINT WHICH BEARS NORTH $78^{\circ}23'12''$ EAST;

THENCE SOUTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY AN ARC LENGTH OF 25.49 FEET THROUGH A CENTRAL ANGLE OF $00^{\circ}07'43''$ TO **THE TRUE POINT OF BEGINNING.**

CONTAINING 75,344 SQUARE FEET, OR 1.730 ACRES, MORE OR LESS.

EXHIBIT B



SEE SHEET 2 OF 3

LEGEND

VARIABLE WIDTH RIGHT OF WAY FOR PUBLIC ROADWAY PER THIS DOCUMENT

REGISTERED LAND SURVEYOR
 51524
 KENNETH R. DAVIDSON
 DATE SIGNED 5-20-14
 ARIZONA U.S.A.
 EXPIRES 09/30/2016

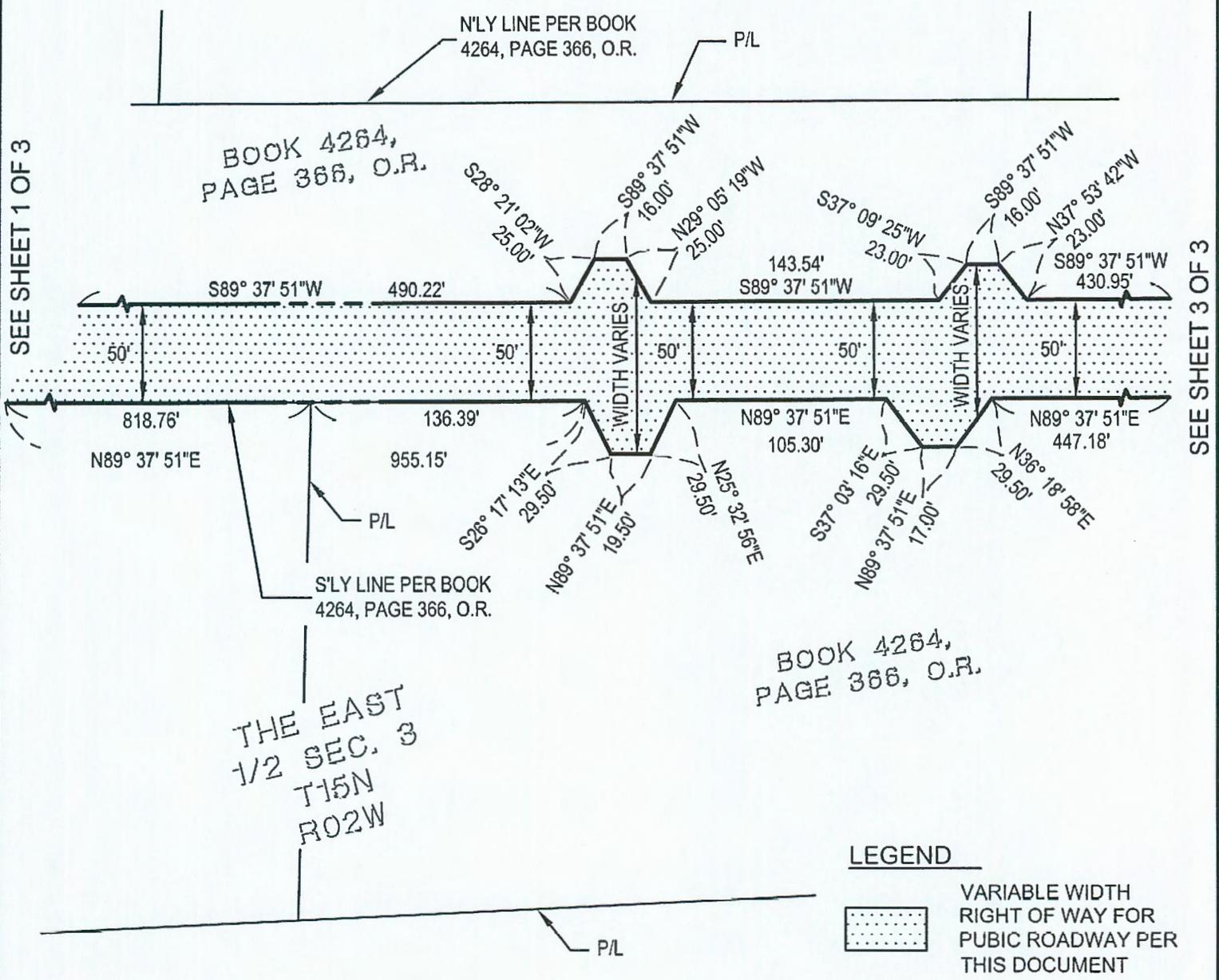
CIVILTEC
 engineering inc.
 Mottosia • Prescott • Peoria
 2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2014711
P: X:\2014\2014711			SHEET 1 OF 3
D: Exhibit Gheral Brownlow Dill.dwg DA: May 27, 2014			

EXHIBIT B



THE EAST
1/2 SEC. 3
T15N
R02W

LEGEND

 VARIABLE WIDTH
RIGHT OF WAY FOR
PUBLIC ROADWAY PER
THIS DOCUMENT

REGISTERED LAND SURVEYOR
STATE OF ARIZONA
NO. 51524
KENNETH R. DAVIDSON
DATE SIGNED 5-20-14
ARIZONA U.S.A.

CIVILTEC
engineering inc.
Montuvia • Prescott • Peoria
2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

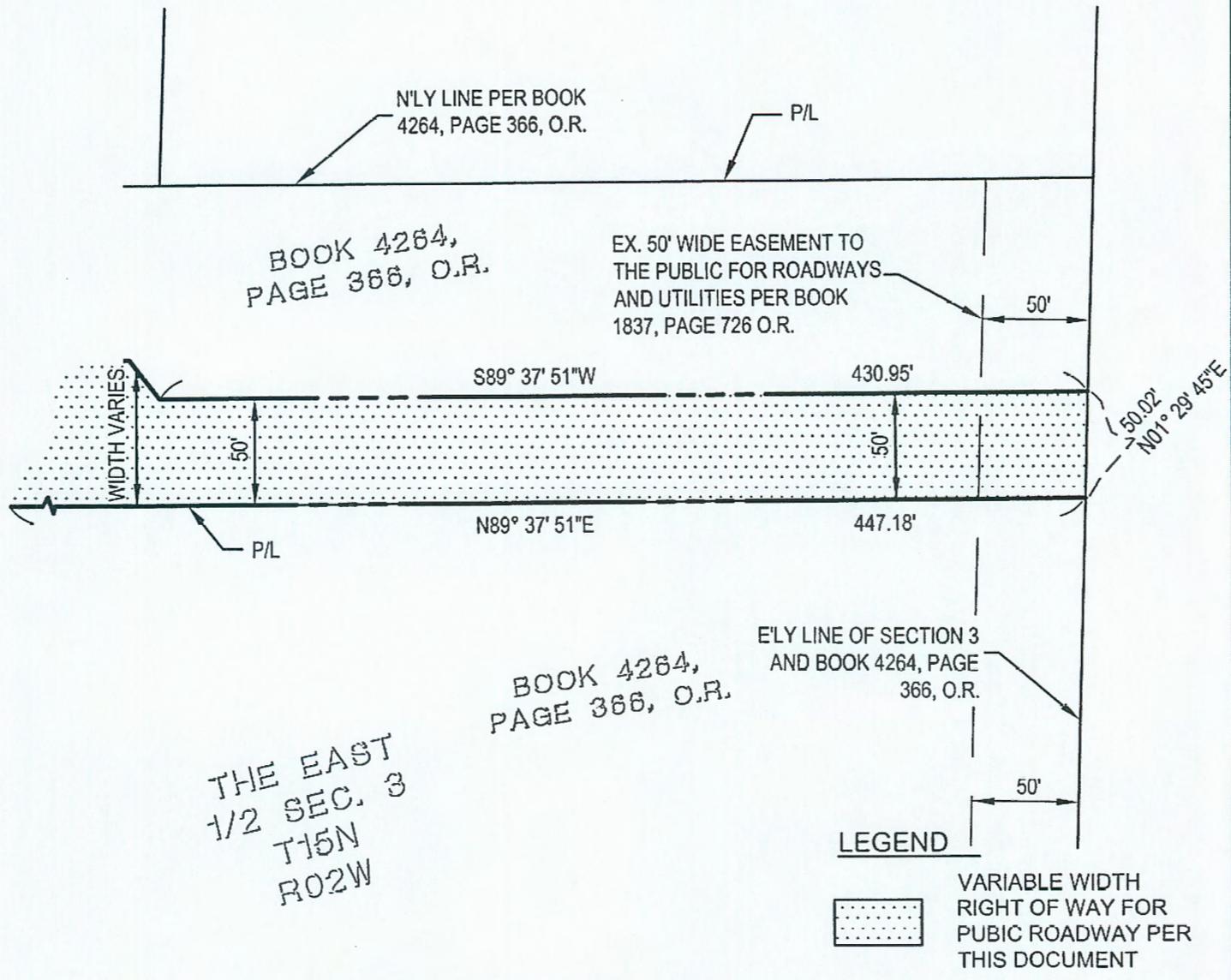
DE: KR D	CH: R H S	DR: KR D	JOB # 2014711
P: X:\2014\2014711			SHEET 2 OF 3
D: Exhibit Gheral Brownlow Dill.dwg DA: May 27, 2014			

EXPIRES 09/30/2016

EXHIBIT B



SEE SHEET 2 OF 3



CIVILTEC
 engineering inc.
 Prescott • Peoria

2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2014711
P: X:\2014\2014711			SHEET 3 OF 3
D: Exhibit Gheral Brownlow Dill.dwg DA: May 27, 2014			

EXHIBIT A-3

Deed, Description, and Map of Property to be Acquired

Windy Valley Properties, LLC

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Windy Valley Properties, L.L.C., an Arizona limited liability company, does hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR: Windy Valley Properties, L.L.C., an Arizona limited liability company

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared _____, its _____ of Windy Valley Properties, L.L.C., an Arizona limited liability company (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the

instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	None

EXHIBIT A
LAND DESCRIPTION
MAY 20, 2014

THAT PORTION OF THE LAND DESCRIBED IN DEED TO WINDY VALLEY PROPERTIES, L.L.C., IN THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, STATE OF ARIZONA, RECORDED IN BOOK 3391, PAGE 395 OF OFFICIAL RECORDS IN THE OFFICE OF THE RECORDER OF SAID COUNTY, LYING WITHIN SECTION 3, TOWNSHIP 15 NORTH, RANGE 2 WEST, GILA AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS...

BEGINNING AT THE NORTHWEST CORNER OF SAID WINDY VALLEY PROPERTIES LAND;

THENCE ALONG THE NORTHERLY LINE OF SAID LAND NORTH 89°37'51" EAST A DISTANCE OF 458.05 FEET TO A POINT ON A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 320.00 FEET, AND A RADIUS POINT WHICH BEARS SOUTH 00°22'09" EAST;

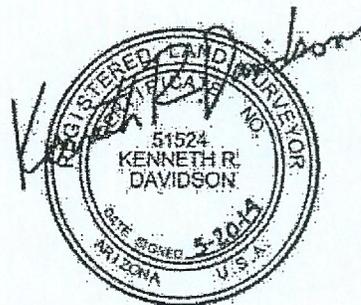
THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 86.40 FEET THROUGH A CENTRAL ANGLE OF 15°28'14" TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 370.00 FEET;

THENCE WESTERLY ALONG SAID CURVE AN ARC LENGTH OF 99.90 FEET THROUGH A CENTRAL ANGLE OF 15°28'14" TO ITS POINT OF TANGENCY WITH A LINE WHICH IS PARALLEL WITH AND DISTANT 25.00 FEET SOUTHERLY (MEASURED AT RIGHT ANGLES) FROM THE NORTHERLY LINE OF SAID WINDY VALLEY PROPERTIES LAND;

THENCE ALONG SAID PARALLEL LINE, SOUTH 89°37'51" WEST A DISTANCE OF 268.94 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF HIGHWAY 89 (220.00 FEET WIDE), SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,359.16 FEET, AND A RADIUS POINT WHICH BEARS NORTH 78°07'46" EAST;

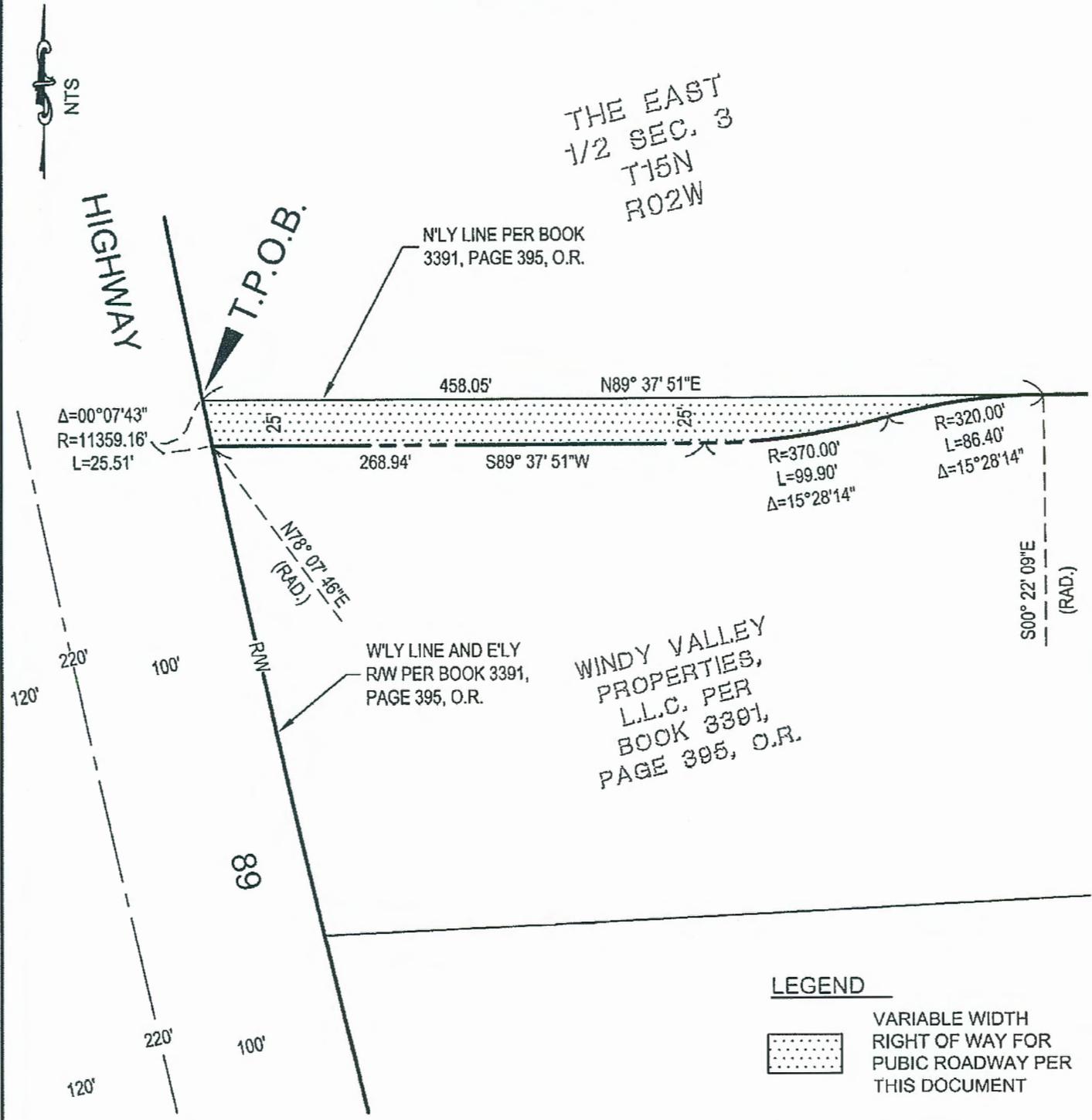
THENCE NORTHERLY ALONG SAID CURVE AND RIGHT-OF-WAY AN ARC LENGTH OF 25.51 FEET THROUGH A CENTRAL ANGLE OF 00°07'43" TO THE TRUE POINT OF BEGINNING.

CONTAINING 9,144 SQUARE FEET, OR 0.209 ACRES, MORE OR LESS.

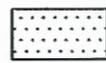


EXPIRES 09/30/2016

EXHIBIT B



LEGEND



VARIABLE WIDTH
RIGHT OF WAY FOR
PUBIC ROADWAY PER
THIS DOCUMENT



EXPIRES 09/30/2016



2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B

DE: KR D	CH: R H S	DR: KR D	JOB # 2014711
P: X:\2014\2014711			SHEET 1 OF 1
D: Exhibit Gheral Brownlow Windy Valley.dwg DA: May 27 , 2014			

EXHIBIT A-4

Deed, Description, and Map of Property to be Acquired

Dirt on the Range, LLC

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Dirt on the Range, L.L.C., an Arizona limited liability company, does hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR: Dirt on the Range, L.L.C., an Arizona limited liability company

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared _____, its _____ of Dirt on the Range, L.L.C., an Arizona limited liability company (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the

instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS	None
(other than those named in the notarial certificate)	

Legal Description

APN 102-01-219G, 102-01-219E, 102-01-001Z, 102-01-219H

April 15, 2014

Those portions of the East half of Section 3, Township 15 North, Range 2 West, Gila and Salt River Base and Meridian, in the Town of Chino Valley, County of Yavapai, State of Arizona, more particularly described as follows:

The southerly 25.00 feet of the land described in deed to DIRT ON THE RANGE, LLC recorded in Book 4254, Page 123 of Official Records, in the office of the Recorder of said County;

Together with:

The southerly 25.00 feet of the land described in deed to DIRT ON THE RANGE, LLC recorded in Book 4254, Page 122 of Official Records, in the office of the Recorder of said County;

Together with:

The southerly 25.00 feet of the land described in deed to DIRT ON THE RANGE, LLC recorded in Book 4254, Page 125 of Official Records, in the office of the Recorder of said County;

Together with:

The northerly 25.00 feet of the land described in deed to DIRT ON THE RANGE, LLC recorded in Book 4254, Page 124 of Official Records, in the office of the Recorder of said County;

Containing 47626 square feet, or 1.093 acres, more or less.

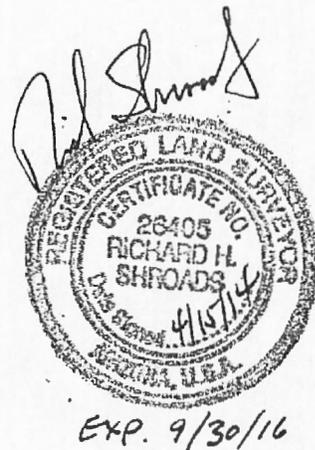


EXHIBIT B

NE COR. SEC 3
T 15N R 2W

E. LINE OF SECTION 3
T 15N R 2W

102-01-219G
DIRT ON THE RANGE
4254-123 O.R.

102-01-001Z
DIRT ON THE RANGE
4254-125 O.R.

102-01-219E
DIRT ON THE RANGE
4254-122 O.R.

1300.50'±

S 89° 23' W

102-01-219H
DIRT ON THE RANGE
4254-124 O.R.

S 1° 14' 54" W 2336.39'

HIGHWAY

68

25'

25'

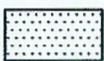
25'

25'

25'



LEGEND

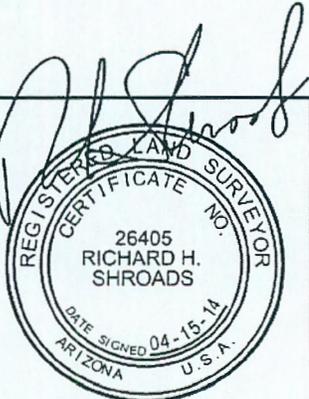


RIGHT OF WAY FOR PUBLIC
ROADWAY PER THIS DOCUMENT

SCALE: 1"=200'

CHINO VALLEY, ARIZONA

EXHIBIT B
DIRT-ON-THE-RANGE
ROAD 1 EAST



2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

DE: RHS	CH: RHS	DR: MM	JOB # 2014710
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X:\2014\2014710 - Dirt On The Range\DWG\Sheets\LEGALS\Exhibit B-Dirt On The Range.dwg Date: Apr 29, 2014

SHEET 1 OF 1

EXHIBIT A-5

Deed, Description, and Map of Property to be Acquired

Kermit and Virginia Wadhams

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Kermit Wadhams and Virginia Wadhams, husband and wife, as joint tenants with right of survivorship, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

By: _____
Kermit Wadhams

By: _____
Virginia Wadhams

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Kermit Wadhams and Virginia Wadhams, husband and wife, as joint tenants with right of survivorship,, personally known to me (or proved to me on the basis of

satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	None

Legal Description

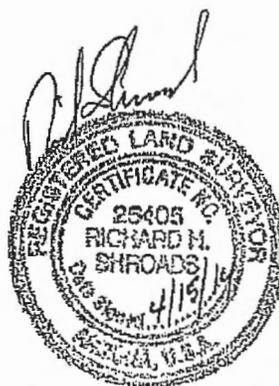
APN 102-01-216

April 15, 2014

That portion of the East half of Section 3, Township 15 North, Range 2 West, Gila and Salt River Base and Meridian, in the Town of Chino Valley, County of Yavapai, State of Arizona, more particularly described as follows:

The southerly 50.00 feet of the land described as PARCEL 1 in deed to KERMIT WADHAMS AND VIRGINIA WADHAMS recorded in Book 4260, Page 33 of Official Records, in the office of the Recorder of said County.

Containing 30323 square feet or 0.696 acres, more or less.



Exp. 9-30-16

EXHIBIT B

NE COR. SEC 3
T 15N R 2W

S 1° 14' 54" W 3830.62'

E. LINE OF
SECTION 3
T 15N R 2W

102-01-216
KERMIT & VIRGINIA WADHAMS
BK. 4260 PG. 33 O.R.

50.00'

50.00'

HIGHWAY
68

LEGEND

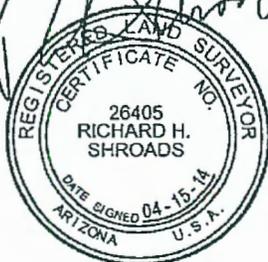


RIGHT OF WAY FOR PUBLIC
ROADWAY PER THIS DOCUMENT



SCALE: 1"=200'

Richard H. Shroads



EXPIRES 09/30/2016



2050 N. Willow Ck. Rd
Prescott, AZ 86301
Phone: 928.771.2376
Fax: 928.771.2377
Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B
WADHAMS
KALINICH AVENUE

DE: RHS	CH: RHS	DR: MM	JOB # 2014709
X:\2014\2014709 - Palm Harbor\DWG\Sheets\Legal\st Exhibit B-Wadhams.dwg Date: Apr 15, 2014			SHEET 1 OF 1

EXHIBIT A-6

Deed, Description, and Map of Property to be Acquired

Stanley J. and Dorothy Skura

When Recorded Return to:

Town of Chino Valley
c/o Phyllis L.N. Smiley
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 East Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Stanley J. Skura and Dorothy Skura, husband and wife, as joint tenants with right of survivorship, do hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

By: _____
Stanley J. Skura

By: _____
Dorothy Skura

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared Stanley J. Skura and Dorothy Skura, husband and wife, as joint tenants

with right of survivorship,, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	None

Legal Description

APN 102-01-219

April 15, 2014

That portion of the East half of Section 3, Township 15 North, Range 2 West, Gila and Salt River Base and Meridian, in the Town of Chino Valley, County of Yavapai, State of Arizona, more particularly described as follows:

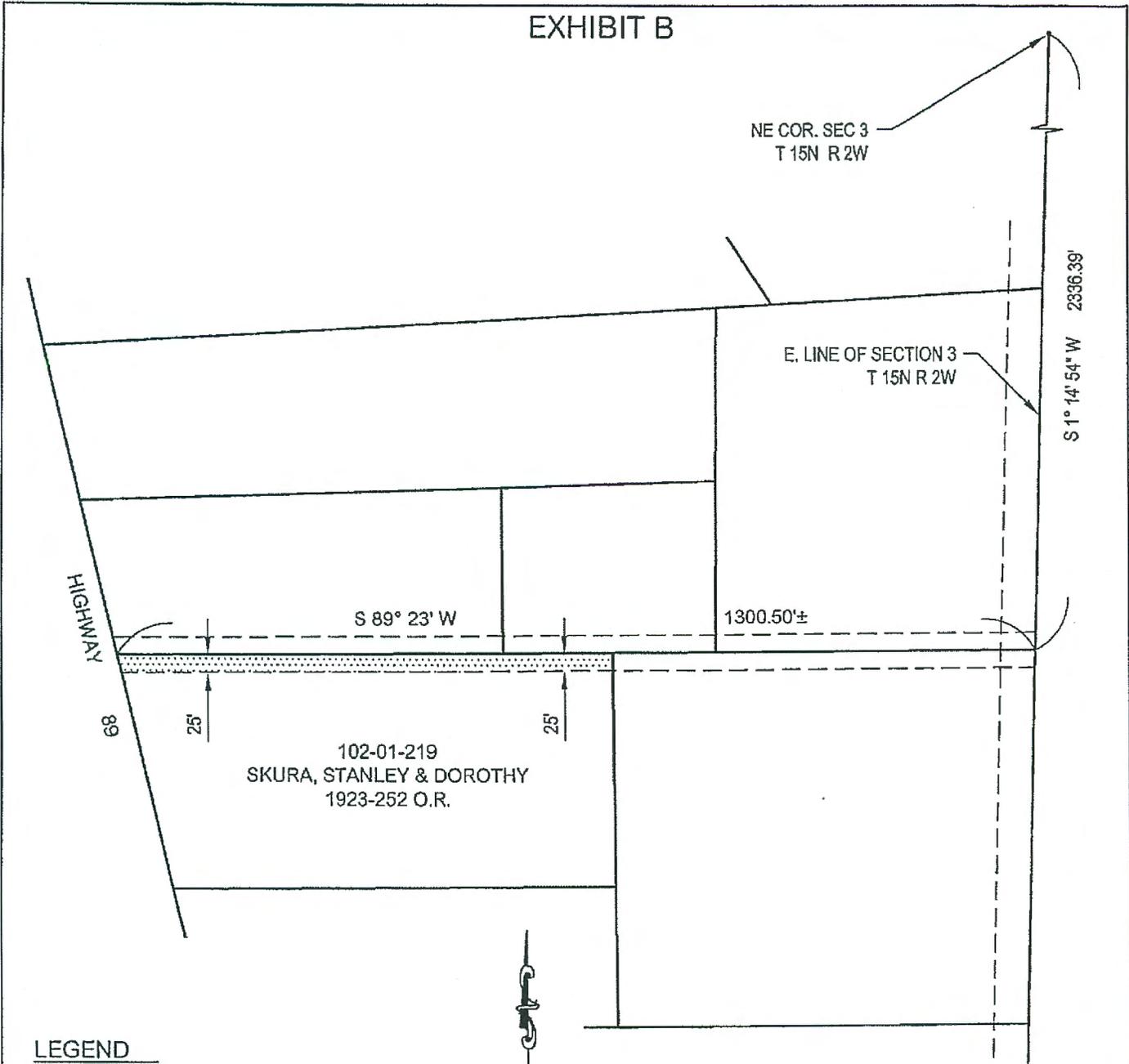
The northerly 25.00 feet of the land described in deed to STANLEY J. SKURA AND DOROTHY SKURA recorded in Book 1923, Page 252 of Official Records, in the office of the Recorder of said County.

Containing 17398 square feet or 0.399 acres, more or less.



EXP. 9/30/16

EXHIBIT B

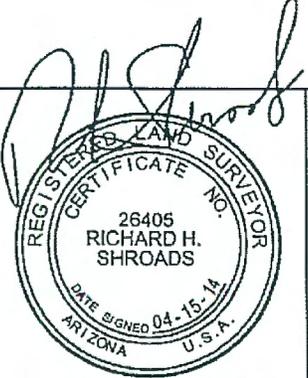


LEGEND



RIGHT OF WAY FOR PUBLIC ROADWAY PER THIS DOCUMENT

SCALE: 1"=200'



CIVILTEC
 engineering inc.
 Montana • Prescott • Peoria
 2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B
 SKURA
 ROAD 1 EAST

DE: RHS	CH: RHS	DR: MM	JOB # 2014710
X:\2014\2014710 - Dirt On The Range\dwg\Sheets\Legals\Exhibit B.dwg Date: Apr 15, 2014			SHEET 1 OF 1

EXHIBIT A-7

Deed, Description, and Map of Property to be Acquired

Palm Harbor Homes, Inc.

When Recorded Return to:

Town of Chino Valley
c/o Susan D. Goodwin
Curtis, Goodwin, Sullivan, Udall & Schwab, P.L.C.
501 E. Thomas Road
Phoenix, Arizona 85012-3205

WARRANTY DEED

*Exempt pursuant to
A.R.S. §§ 11-1134(A)(3)
& 42-11102(A)*

For the consideration of Ten Dollars, and other valuable considerations, Palm Harbor Homes, Inc., a Delaware corporation, does hereby convey to the Town of Chino Valley, a municipal corporation, 202 North State Route 89, Chino Valley, Arizona 86323, the following real property situated in the County of Yavapai, State of Arizona.

See Exhibit A

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

And I or we do warrant the title against all persons whomsoever, subject to the matters above set forth.

Dated this _____ day of _____, 2014.

GRANTOR:

PALM HARBOR HOMES, INC., a Delaware corporation

By: _____
Its: _____

ACKNOWLEDGEMENT

STATE OF ARIZONA)
) ss.
County of Yavapai)

On this _____ day of _____, 2014 before me, a notary public in and for said state, personally appeared _____, the _____ of Palm Harbor Homes, Inc., a Delaware corporation, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and

acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary public

My Commission Expires:

Description Of Document This Notarial Certificate Is Being Attached To:	
TYPE/TITLE	Warranty Deed
DATE OF DOCUMENT	
NUMBER OF PAGES	2
ADDITIONAL SIGNORS (other than those named in the notarial certificate)	None

Legal Description

APN 102-01-225A

April 15, 2014

That portion of the East half of Section 3, Township 15 North, Range 2 West, Gila and Salt River Base and Meridian, in the Town of Chino Valley, County of Yavapai, State of Arizona, more particularly described as follows:

BEGINNING at the Southeast corner of PARCEL 1 of the land described in Deed to Palm Harbor Homes, Inc. recorded in Book 4808, Page 391 of Official Records, in the office of the Recorder of said County;

Thence S89°23'W along the southerly line of said parcel, a distance of 209.24 feet to the westerly line of said parcel, being the easterly right-of-way line of State Route 89;

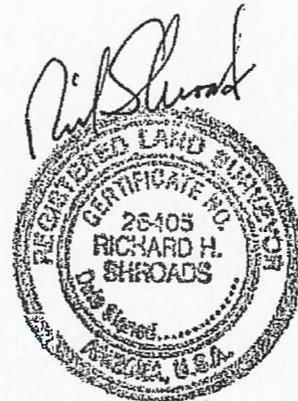
Thence N13°31'19"W along said right-of-way line a distance of 80.02 feet;

Thence S74°21'25"E 100.00 feet to a line which is parallel with and distant 50.00 feet northerly (measured at right angles) from the southerly line of said parcel;

Thence N89°23'E along said parallel line, a distance of 132.77 feet to the easterly line of said parcel;

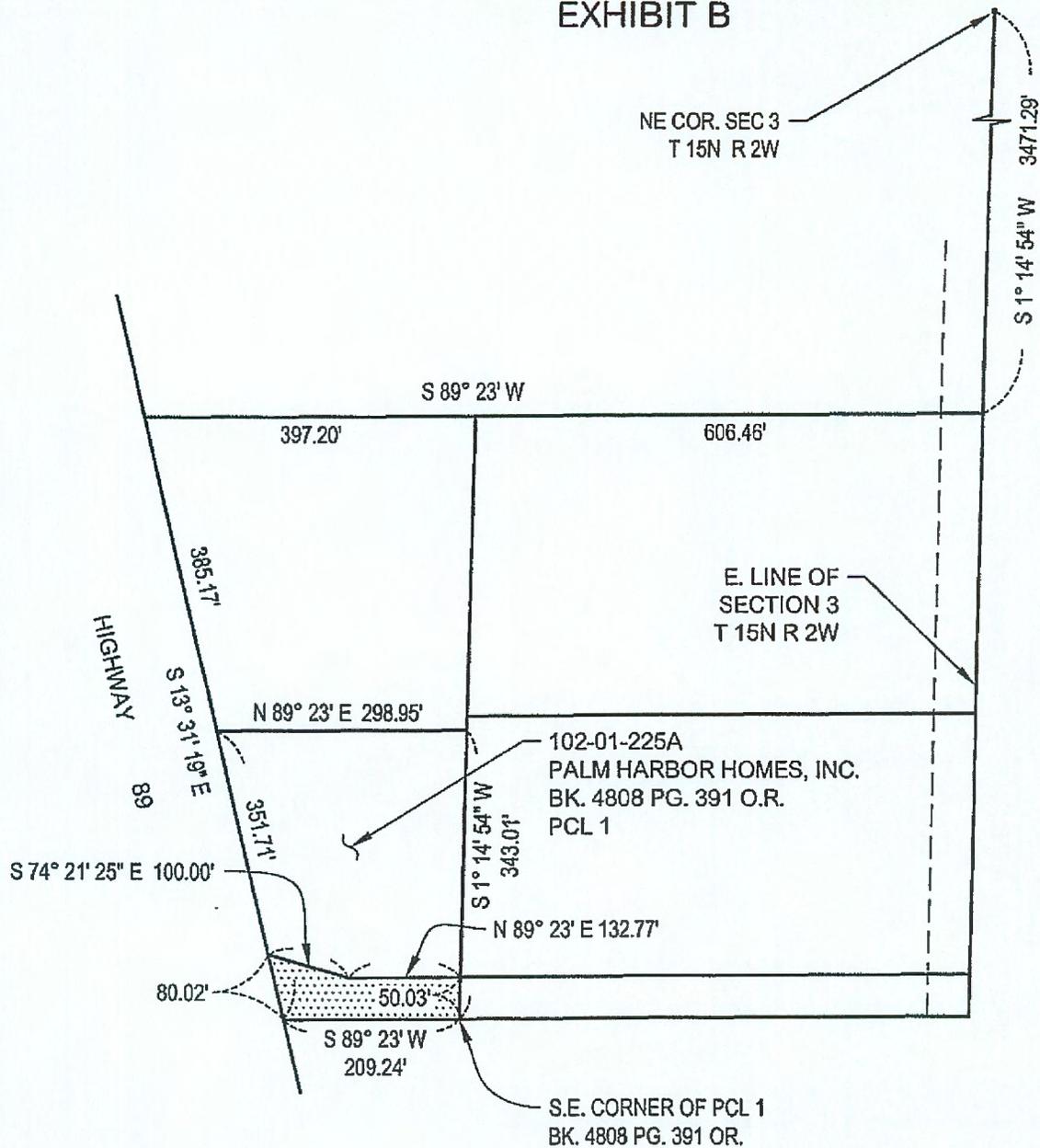
Thence S1°14'54"W along said easterly line, a distance of 50.03 feet to the **TRUE POINT OF BEGINNING**.

Containing 12045 square feet or 0.277 acres, more or less.

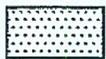


EXP. 9.30.2016

EXHIBIT B

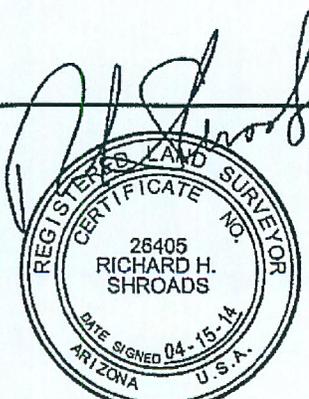


LEGEND

 RIGHT OF WAY FOR PUBLIC ROADWAY PER THIS DOCUMENT



SCALE: 1"=200'



EXPIRES 09/30/2016



2050 N. Willow Ck. Rd
 Prescott, AZ 86301
 Phone: 928.771.2376
 Fax: 928.771.2377
 Web: www.civiltec.com

CHINO VALLEY, ARIZONA

EXHIBIT B
 PALM HARBOR HOMES, INC.
 KALINICH AVENUE

DE: RHS	CH: RHS	DR: MM	JOB # 2014709
X:\2014\2014709 - Palm Harbor\DWG\Sheets\Legals\Exhibit B-Palm Harbor Homes.dwg Date: Apr 15, 2014			SHEET 1 OF 1