

When recorded, return to:

CITY OF MESA  
Real Estate Services  
P. O. Box 1466  
Mesa, AZ 85211-1466

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**SPECIAL WARRANTY DEED**  
**AFFIDAVIT EXEMPT ARS 11-1134 (A)(3)**

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NE ¼ Sec 22, T1N, R5E  
138-61-094E

For the consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, CITY OF MESA, a municipal corporation, (“Grantor”), hereby conveys to SAVE THE FAMILY FOUNDATION OF ARIZONA., an Arizona non-profit corporation (“Grantee”), the following real property situated in Maricopa County, Arizona, together with all rights and privileges appurtenant thereto:

See Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”);

**SUBJECT TO:** current, non-delinquent real property taxes and assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, all leases and all matters which an accurate survey of the Property of a physical inspections of the Property would disclose or reveal; and the applicable zoning and use ordinances, regulations, zoning codes and the like of any municipality, county, state, or the United States affecting the Property as same now exist and as may hereafter and as may hereafter be established or amended.

**PROVIDED, HOWEVER,** that this conveyance is made on the express condition, and Grantor especially stipulates, as follows:

That Grantee or its assigns or transferees shall use the Property conveyed hereby exclusively for a use or uses in compliance with the certain Declaration of Restrictions recorded with the Maricopa County Recorder on \_\_\_\_\_, 2016, as instrument number \_\_\_\_\_ (the “Declaration”);

**AND,** if any use or uses of the Property, as to all or any part of the Property, is not in compliance with the Declaration, then at Grantor’s option, exercisable by written notice to

Grantee (or its assigns or transferees, if applicable) at any time following the act, omission, or occurrence

constituting the failure to comply with the Declaration, as the case may be, which notice sets forth the nature of the breach or violation, and further provided that if the breach or violation is not corrected to Grantor's reasonable satisfaction within thirty (30) days of the date of the notice, then all right, title, and interest in and to the Property and to any improvements thereon, together with the right of immediate possession thereof, will revert to and revest in Grantor and Grantor's assigns, as fully and completely as if this instrument had not been executed.

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

DATED this \_\_\_\_ day of \_\_\_\_\_, 2016.

GRANTOR: CITY OF MESA, a municipal corporation

By: \_\_\_\_\_

Name: Christopher J. Brady

Its: City Manager

STATE OF ARIZONA        )  
  ) ss.  
County of Maricopa        )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2016, by \_\_\_\_\_ the \_\_\_\_\_ of Mesa, an Arizona municipal corporation, and he/she in such capacity being authorized so to do, executed the foregoing instrument for the purposes contained therein, on behalf of the City of Mesa.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

NE ¼ Sec 22, T1N, R5E  
138-61-094E

EXHIBIT "A"  
Legal Description

A parcel of land situated in the Northeast Quarter of Section 22 Township 1 North Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, and contained within Parcel 5, Tract B, CENTENNIAL WAY AMENDED, according to Book 283, Page 19, Records of Maricopa County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 22, said point being a found brass cap in a hand hole, thence along the north line of said Northeast Quarter of Section 22, South 89 degrees 51 minutes 21 seconds West (assumed bearing) 1,459.21 feet; thence south 00 degrees 03 minutes 12 seconds West 64.91 feet to a point on the South right-of-way line of University Drive also being the north line of said Parcel 5, being the True Point of Beginning:

Thence continuing South 00 degrees 03 minutes 21 seconds West along a line 57.00 feet west of and parallel to the east line of said Parcel 5, 102.56 feet to a chiseled "X" on the south line of said Parcel 5;

Thence along said south line North 89 degrees 56 minutes 48 seconds West 59.09 feet;

Thence North 00 degrees 03 minutes 12 seconds East 49.44 feet;

Thence South 89 degrees 56 minutes 48 seconds East 49.09 feet;

Thence North 00 degrees 03 minutes 12 seconds East 52.86 feet to a point on the south right-of-way line of University Drive also being the north line of Parcel 5;

Thence North 89 degrees 51 minutes 21 seconds East 10.00 feet to the true point of beginning.

Said parcel contains 3,450 square feet or 0.0792 acres, more or less.