

When recorded return
to: City Clerk
City of Surprise
16000 N. Civic Center Plaza
Surprise, AZ 85374

Exempt from filing an
Affidavit of legal value
A.R.S. §11-1134 (A)(3)

WARRANTY DEED

For the consideration of Ten Dollar (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged

Randy/Catherine Brazil, ("Grantor")

Do hereby grant and convey to the City of Surprise, an Arizona municipal corporation, all right, title and interest to and in that certain parcel of real property as legally described in Exhibit A and depicted in Exhibit B.

It is the intention of the parties to cause the real property described on said Exhibit "A" to be dedicated as **public right of way for roadway and utility purposes**, and to vest title in fee simple in the City of Surprise in Trust, for all uses contemplated in public street dedication.

This deed supersedes and renders void any previous grant of a right in real property described in Exhibit "A", including, but not limited to, any easements conveyed by Grantor to the City of Surprise concerning the real property described in Exhibit "A."

And I or We do warrant the title against any and all persons, subject only to those encumbrances or liens of record, or as above set forth, if any.

GRANTOR

GRANTEE: City of Surprise, an
Arizona Municipal Corporation

By: Catherine Brazil
Randy/Catherine Brazil,
Its: Owner

By: _____
Skip Hall
Its: Mayor

ATTEST:

Sherry Aguilar, City Clerk

STATE OF ARIZONA)
) SS.
County of Maricopa)

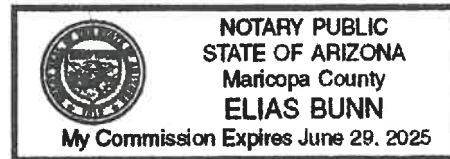
The foregoing instrument was acknowledged before me this 26 day of
August, 2021 by Catherine Brazil

My commission expires:

06/29/2025

Notary Public:

Elias Benn



STATE OF ARIZONA)
) SS.
County of Maricopa)

The foregoing instrument was acknowledged before me this ____ day of
_____, 2021, by _____, known by me as the Mayor of the
City of Surprise, an Arizona Municipal Corporation.

My commission expires:

Notary Public:

Exhibit A

Legal Description

See Attached

**TIERRA RICO
BRAZIL RIGHT OF WAY
LEGAL DESCRIPTION**

The West 549.59 feet of the South 10.00 feet of the Special Warranty Deed, as recorded in Document No. 2011-0741633, Maricopa County Records, Arizona being situated within the Northeast Quarter of Section 26, Township 5 North, Range 2 West of the Gila and Salt River Meridian, Maricopa County, Arizona.

The above described parcel contains a computed area of 5496 sq. ft. (0.1262 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

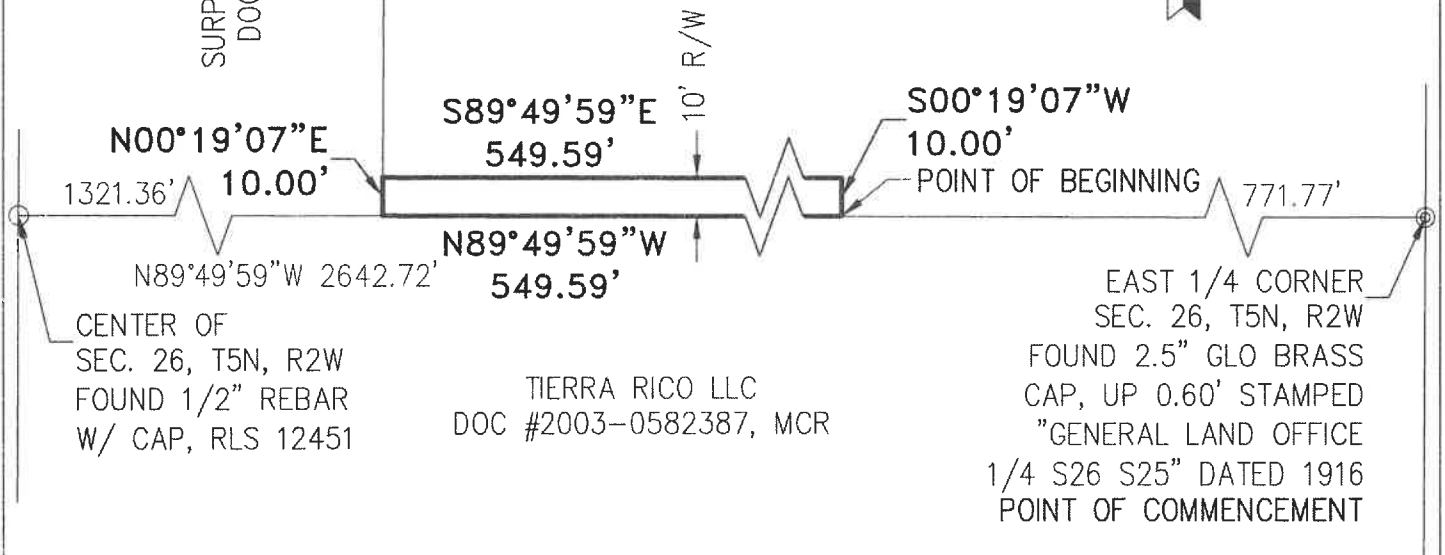
The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC
2141 E. Highland Avenue, Suite 250
Phoenix, AZ 85016
Project No. 1308
Date: April 2021



SURPRISE LAND HOLDINGS LLC
DOC #2006-1043952, MCR

BRAZIL RANDY L/CATHERINE L
DOC #2011-0741633, MCR



PROJ.NO.: 1308	BRAZIL RIGHT-OF-WAY SURPRISE, ARIZONA	 HILGARTWILSON 2141 E. HIGHLAND AVE., STE. 250 PHOENIX, AZ 85016 P: 602.490.0535 / F: 602.368.2436	
DATE: APRIL 2021			
SCALE: N.T.S.	EXHIBIT		
DRAWN BY: GS/JHVD			
CHECKED BY: KJP			