

W-03512A-07-0362



0000091841



AGENDA ITEM

Gila County, AZ
Linda Haught Ortega, Recorder
01/23/2007
04:27PM
Doc Code: WD

Doc Id: 2007-001107
Receipt #: 52279
Rec Fee: 17.00

FIRST AMERICAN TITLE RECORDING

Recording Requested by:
First American Title Insurance Agency, Inc.

When recorded mail to:
James M. Richey
PO Box 2379
Pine, AZ 85544

Gila County, AZ

WD

2007-001107
Page: 1 of 7
01/23/2007 04:27P
17.00

ORIGINAL

OPEN MEETING AGENDA ITEM

WARRANTY DEED

File No. 237-4724650 (bjg)

For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, I or we,

Brooke Utilities, Inc., an Arizona Corporation, the GRANTOR does hereby convey to

James M. Richey, an unmarried man, the GRANTEE

the following described property situate in Gila County, Arizona:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION

PARCEL NO. 1:

BEGINNING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA;

THENCE WEST 1325.56 FEET TO A POINT;

THENCE NORTH 207.20 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 79 DEGREES 34 MINUTES 20 SECONDS WEST 137.97 FEET;

THENCE NORTH 18 DEGREES 46 MINUTES 55 SECONDS WEST 72.08 FEET;

THENCE NORTH 83 DEGREES 51 MINUTES 00 SECONDS EAST 160.00 FEET;

THENCE SOUTH 56.20 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING THEREFROM THAT PORTION OF THE ABOVE LANDS DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE AFORESAID SOUTHWEST QUARTER;

THENCE NORTH (BASIS OF BEARING), A DISTANCE OF 231.76 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 79 DEGREES, 46 MINUTES, 24 SECONDS WEST, A DISTANCE OF 145.82 FEET TO A POINT;

COPIED
RECEIVED
JAN 23 12 P 231

Arizona Corporation Commission
DOCKETED

DEC 12 2008

DOCKETED BY [Signature]

UNFILED

File No.: 237-4724650 (bjg)
A.P.N.: 301-21-276 7

Warranty Deed - continued

THENCE NORTH 18 DEGREES, 47 MINUTES, 04 SECONDS WEST, A DISTANCE OF 47.81 FEET TO A POINT;

THENCE NORTH 85 DEGREES, 25 MINUTES, 11 SECONDS EAST, A DISTANCE OF 159.41 FEET TO A POINT BEING ON THE EAST LINE OF THE AFORESAID SOUTHWEST QUARTER;

THENCE SOUTH ALONG THE AFORESAID EAST LINE, A DISTANCE OF 32.10 FEET TO THE POINT OF BEGINNING.

RESERVING UNTO THE GRANTOR, THEIR SUCCESSOR AND ASSIGNS, AN EASEMENT FOR UTILITY LINES OVER THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE NORTHWEST CORNER OF THE FOLLOWING DESCRIBED PARCEL:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

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THENCE NORTH 207.20 FEET TO THE TRUE POINT OF BEGINNING;

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THENCE NORTH 83 DEGREES 51 MINUTES 00 SECONDS EAST 160.00 FEET;

THENCE SOUTH 56.20 FEET TO THE TRUE POINT OF BEGINNING.

THENCE FROM SAID NORTHWEST CORNER, ALSO BEING THE TRUE POINT OF BEGINNING OF THE EASEMENT PARCEL, SOUTH 43 DEGREES 22 MINUTES WEST 338.78 FEET;

THENCE EAST 8 FEET;

THENCE NORTH 43 DEGREES 22 MINUTES EAST TO A POINT ON THE WEST LINE OF THE ABOVE DESCRIBED PARCEL;

THENCE NORTH 18 DEGREES 46 MINUTES 55 SECONDS WEST 8 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 2:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 36, TOWNSHIP 12 NORTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, GILA COUNTY, ARIZONA;

THENCE WEST, 1325.56 FEET ALONG THE EAST-WEST MID-SECTION LINE TO THE COMMON CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER;

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Warranty Deed - continued

THENCE NORTH, 207.20 FEET ALONG THE NORTH-SOUTH MID-QUARTER LINE;

THENCE SOUTH 79 DEGREES, 34 MINUTES, 20 SECONDS WEST, 137.97 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 45 DEGREES, 27 MINUTES WEST, 251.21 FEET;

THENCE SOUTH 17 DEGREES, 00 MINUTES WEST, 6.22 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 36;

THENCE WEST ALONG SAID MID-SECTION LINE, 79.41 FEET TO A POINT WHICH LIES WEST, 396.00 FEET FROM THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER;

THENCE NORTH 43 DEGREES, 22 MINUTES EAST, 338.78 FEET;

THENCE SOUTH 23 DEGREES, 10 MINUTES, 50 SECONDS EAST, 72.08 FEET TO THE TRUE POINT OF BEGINNING.

Subject To: Existing taxes, assessments, covenants, conditions, restrictions, rights of way and easements of record.

DATED: December 28, 2006

Brooke Utilities, Inc., an Arizona Corporation


By: Robert T. Hardcastle, President

Unofficial Copy

Gila County, AZ

WD

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A.P.N.: 301-21-276 7

Warranty Deed - continued

STATE OF California)
)ss.
County of Kern)

On January 3, 2007, before me, the undersigned Notary Public, personally appeared **Robert T. Hardcastle, President of Brooke Utilities, Inc.**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

My Commission Expires: 9-12-08

Sharon Elaine Zimmerman
Notary Public



Unofficial

EXHIBIT "A"

PARCEL NO. 1:

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