

ORIGINAL

BEFORE THE ARIZONA CORPORATION CO



0000102067

2 Commissioners

RECEIVED

3 KRISTIN K. MAYES, Chairman
4 GARY PIERCE
5 PAUL NEWMAN
6 SANDRA D. KENNEDY
7 BOB STUMP

2009 AUG 28 P 2:20

ARIZONA CORPORATION COMMISSION
DOCKET CONTROL

8
9 DOCKET NO. W-02824A-07-0388

10 IN THE MATTER OF THE APPLICATION OF ICR WATER USERS ASSOCIATION, AN
11 ARIZONA CORPORATION, FOR A DETERMINATION OF THE CURRENT FAIR VALUE
12 OF ITS UTILITY PLANT AND PROPERTY AND FOR INCREASES IN ITS RATES AND
13 CHARGES FOR UTILITY SERVICE.

NOTICE OF FILING OF
COMPLIANCE ITEM IN ACCORDANCE
WITH DECISION #70977

14
15 ICR Water Users Association, Inc. is hereby filing a copy of a deed transferring well
16 field property to ICRWUA in accordance with Decision #70977. Attached is a copy of a
17 Special Warranty Deed (yet to be recorded) executed by the Talking Rock Parties,
18 granting to ICRWUA, two parcels totaling slightly more than one acre. The three wells,
19 #1,2 &3, are located within the area, along with an electric control building.

20
21 **RESPECTFULLY SUBMITTED** this 27th day of August, 2009.

22
23 By:

24 Robert M. Busch
25 Manager, ICR Water Users Association
26 P.O Box 5669
27 Chino Valley, Az, 86305
28

Arizona Corporation Commission
DOCKETED
AUG 28 2009

DOCKETED BY

29 Original and thirteen (13) copies of the foregoing were mailed this 27th day of August,
30 2009 to:
31 Docket Control
32 Arizona Corporation commission
33 1200 West Washington Street
34 Phoenix, Arizona 85007

WHEN RECORDED, RETURN TO:

Attention: _____

SPECIAL WARRANTY DEED

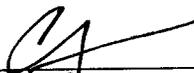
FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration paid to TALKING ROCK GOLF CLUB, L.L.C., an Arizona limited liability company ("TRG"), and to TALKING ROCK LAND, L.L.C., an Arizona limited liability company ("TRL"), by ICR WATER USERS ASSOCIATION, an Arizona public service corporation ("ICRWUA"):

1. TRG does hereby grant, sell and convey to ICRWUA the real property located in the County of Yavapai, Arizona, and more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, easements, access and other rights and privileges appurtenant to or benefiting such real property (the "TRG Property"), and, SUBJECT ONLY TO all current taxes, reservations in patents, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements and other matters of record or which would be disclosed by an accurate survey of the TRG Property (but specifically excluding any assessments or consensual monetary liens), TRG hereby binds itself and its successors to warrant and defend title to the TRG Property against the acts of TRG and no other; and

2. TRL does hereby grant, sell and convey to ICRWUA the real property located in the County of Yavapai, Arizona, and more particularly described on Exhibit B attached hereto and incorporated herein by this reference, together with all tenements, hereditaments, easements, access and other rights and privileges appurtenant to or benefiting such real property (the "TRL Property"), and, SUBJECT ONLY TO all current taxes, reservations in patents, liens, encumbrances, covenants, conditions, restrictions, rights of way, easements and other matters of record or which would be disclosed by an accurate survey of the TRL Property (but specifically excluding any assessments or consensual monetary liens), TRL hereby binds itself and its successors to warrant and defend title to TRL Property against the acts of TRL and no other.

IN WITNESS WHEREOF, TRG and TRL have executed this Special Warranty Deed as of August 25, 2009.

TALKING ROCK GOLF CLUB, L.L.C., an
Arizona limited liability company

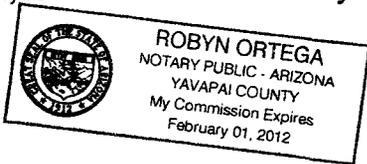
By: 
Name: CRAIG KRUMWIESER
Its: PRESIDENT

TALKING ROCK LAND, LLC, an Arizona limited liability company

By: [Signature]
Name: CRIG KUMWIEDE
Its: PRESIDENT

STATE OF ARIZONA)
County of Yavapai) ss.

The foregoing instrument was acknowledged before me on 8/25, 2009, by Craig Krumwiede, the President of TALKING ROCK GOLF CLUB, L.L.C., an Arizona limited liability company, on behalf thereof.



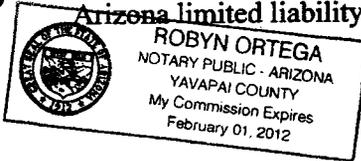
[Signature]
Notary Public

My Commission Expires:

2/1/2012

STATE OF ARIZONA)
County of Yavapai) ss.

The foregoing instrument was acknowledged before me on 8/25/09, 2009, by Craig Krumwiede, the President of TALKING ROCK LAND, L.L.C., an Arizona limited liability company, on behalf thereof.



[Signature]
Notary Public

My Commission Expires:

2/1/2012

EXHIBIT A to DEED

Legal Description of TRG Property



A PARCEL OF LAND LYING WITHIN PARCEL 2, AMENDED RECORD OF SURVEY OF VALLEY VIEW ESTATES AS RECORDED IN BOOK 49 OF LAND SURVEYS, PAGE 66, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, LYING IN SECTION 17, TOWNSHIP 16 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2, AMENDED RECORD OF SURVEY OF VALLEY VIEW ESTATES AS RECORDED IN BOOK 49 OF LAND SURVEYS, PAGE 66, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF WILLIAMSON VALLEY ROAD AS RECORDED IN BOOK 11 OF MAPS AND PLATS, PAGE 47, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, N.02°25'50"E., A DISTANCE OF 25.48 FEET TO THE NORTHWEST CORNER OF A 25' WIDE EASEMENT FOR PUBLIC UTILITIES, PUBLIC ROADWAY, AND DRAINAGE PURPOSES AS DETAILED ON SAID RECORD OF SURVEY FOR VALLEY VIEW ESTATES, SAID POINT MARKED BY A ½" REBAR AND CAP, RLS 22776, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID WEST LINE, N.02°25'50"E., A DISTANCE OF 277.67 FEET TO A ½" REBAR AND CAP, RLS 12218 MARKING THE NORTH CORNER OF A WELL EASEMENT AS DETAILED ON SAID RECORD OF SURVEY FOR VALLEY VIEW ESTATES;

THENCE ALONG THE EASTERLY LINE OF SAID WELL EASEMENT, S.20°17'40"E., A DISTANCE OF 265.12 FEET;

THENCE CONTINUE SOUTHERLY ALONG SAID LINE S.20°17'40"E., A DISTANCE OF 69.89 FEET TO A POINT ON THE NORTH LINE OF A 25' WIDE EASEMENT FOR PUBLIC UTILITIES, PUBLIC ROADWAY, AND DRAINAGE PURPOSES AS DETAILED ON SAID RECORD OF SURVEY FOR VALLEY VIEW ESTATES, SAID POINT BEING THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.18°38'33"W., A RADIAL DISTANCE OF 1,471.23 FEET;

THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 05°08'24", A DISTANCE OF 131.99 FEET TO A ½" REBAR AND CAP, RLS 12218;

THENCE N.77°23'19"W., A DISTANCE OF 1.22 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 17,832.98 SQUARE FEET OR 0.41 ACRES, MORE OR LESS.

EXHIBIT B to DEED

Legal Description of TRL Property



A PARCEL OF LAND LYING WITHIN PARCEL 2, AMENDED RECORD OF SURVEY OF VALLEY VIEW ESTATES AS RECORDED IN BOOK 49 OF LAND SURVEYS, PAGE 66, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, LYING IN SECTION 17, TOWNSHIP 16 NORTH RANGE 3 WEST OF THE GILA AND SALT RIVER MERIDIAN, YAVAPAI COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL 2, AMENDED RECORD OF SURVEY OF VALLEY VIEW ESTATES AS RECORDED IN BOOK 49 OF LAND SURVEYS, PAGE 66, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, SAID POINT ALSO LYING ON THE NORTHERLY RIGHT OF WAY OF WILLIAMSON VALLEY ROAD AS RECORDED IN BOOK 11 OF MAPS AND PLATS, PAGE 47, IN THE YAVAPAI COUNTY RECORDER'S OFFICE, THENCE ALONG THE WEST LINE OF SAID PARCEL 2, N.02°25'50"E., A DISTANCE OF 25.48 FEET TO THE NORTHWEST CORNER OF A 25' WIDE EASEMENT FOR PUBLIC UTILITIES, PUBLIC ROADWAY, AND DRAINAGE PURPOSES AS DETAILED ON SAID RECORD OF SURVEY FOR VALLEY VIEW ESTATES, SAID POINT MARKED BY A ½" REBAR AND CAP, RLS 22776, THENCE CONTINUE ALONG SAID WEST LINE OF PARCEL 2, N.02°25'50"E., A DISTANCE OF 277.67 FEET TO A ½" REBAR AND CAP, RLS 12218, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE N.02°26'54"E., A DISTANCE OF 24.25 FEET;

THENCE N.69°42'57"E., A DISTANCE OF 65.69 FEET;

THENCE S.40°42'35"E., A DISTANCE OF 170.16 FEET;

THENCE S.23°02'00"E., A DISTANCE OF 104.63 FEET;

THENCE S.60°08'27"W., A DISTANCE OF 141.38 FEET;

THENCE N.20°17'40"W., A DISTANCE OF 265.12 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 32,546.15 SQUARE FEET OR 0.75 ACRES, MORE OR LESS.