

EXHIBIT 1

When Recorded, Return To:
(The City Will Pick Up)

QUIT CLAIM DEED – UTILITY EASEMENT

GRANTOR (Name, Address, Zip Code)	GRANTEE (Name, Address, Zip Code)
City of Yuma, a Municipal Corporation One City Plaza Yuma, AZ 85364	City of Yuma, a Municipal Corporation One City Plaza Yuma, AZ 85364

Legal Description of the easement:

See EXHIBIT “A” attached and incorporated by this reference.

EXEMPT from affidavit and filing fees (A.R.S. 11-1134)

For valuable consideration, the **Grantor** (City of Yuma, an Arizona municipal corporation) quit claims to **Grantee** (City of Yuma, an Arizona municipal corporation) and Grantee’s successors and assigns, all right, title and interest of **Grantor** in the described utility easement together with all rights and privileges appurtenant or to become appurtenant to the described easement on the effective date, being the date and time of recordation of this instrument. **Grantor’s** intent is to abandon the described utility easement.

City of Yuma, an Arizona municipal corporation

By:

Gregory K. Wilkinson
City Administrator

Attest:

Lynda L. Bushong
City Clerk

Approved as to Form:

Richard W. Files
Deputy City Attorney

Signature of Sixteen & Four

By the attached signature, Sixteen & Four, L.L.C, an Arizona limited liability company, acknowledges and approves this Quit Claim Deed – Utility Easement and agrees to be bound by all terms and conditions hereof.

Sixteen & Four, L.L.C.
10611 N Hayden Rd
STE D105
Scottsdale, AZ 85260

By: Beckham Development Company, L.L.C.
10611 N Hayden Rd
STE D105
Scottsdale, AZ 85260

By: _____ Date _____
David N. Beckham, Manager

ACKNOWLEDGMENTS

State of Arizona)
) ss
County of Yuma)

The foregoing instrument was acknowledged before me, this _____ day of _____, 2017 by Gregory K. Wilkinson, City Administrator, on behalf of the City of Yuma.

NOTARY PUBLIC

COMMISSION EXPIRATION:

State of Arizona)
) ss
County of)

The foregoing instrument was acknowledged before me, this _____ day of _____, 2017 by David N. Beckham, Manager, Beckham Development Company L.L.C. as Manager of Sixteen & Four, L.L.C., on behalf of Sixteen & Four, L.L.C.

NOTARY PUBLIC

COMMISSION EXPIRATION:

EXHIBIT "A"

That portion of the existing right-of-way of 15th Place (previously known as Roosevelt Street) and the previously dedicated public alleys, LOS ALTOS AMENDED SUBDIVISION, according to the Plat of Record in the Office of the County Recorder of Yuma County, Arizona, in Book 2 of Plats, Page 73, and EDISON SUBDIVISION, according to the Plat of Record in the Office of the County Recorder of Yuma County, Arizona, in Book 3 of Plats, Page 2, being located in the Southwest quarter of Section 28, Township 8 South, Range 23 West, Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

Beginning at the southeast corner of the Southwest quarter of said Section 28;

Thence North 89°36'35" West along the South line of the Southwest quarter of said Section 28 a distance of 200.24 feet;

Thence North 00°23'25" East perpendicular to the South line of the Southwest quarter of said Section 28 a distance of 33.00 feet to the southwest corner of Lot 62, said LOS ALTOS AMENDED SUBDIVISION;

Thence North 00°26'00" East along the West line of said Lot 62 a distance of 7.00 feet to a point at the intersection of the existing North right-of-way line of 16th Street with the existing East right-of-way line of said dedicated public alley;

Thence continuing North 00°26'00" East along the existing East right-of-way line of said dedicated public alley and the West line of said Lot 62 a distance of 35.00 feet to the **TRUE POINT OF BEGINNING**;

Thence North 89°36'35" West parallel with and 75.00 feet northerly of the South line of the Southwest quarter of said Section 28 a distance of 25.00 feet to a point on the existing West right-of-way line of said dedicated public alley and the East line of Lot 61, said LOS ALTOS AMENDED SUBDIVISION, said point bearing North 00°26'00" East a distance of 42.00 feet from the southeast corner of said Lot 61;

Thence North 00°26'00" East along the existing West right-of-way line of said dedicated public alley and the East line of said Lot 61 a distance of 97.89 feet to a point on the existing South right-of-way line of said dedicated public alley, said point being the northeast corner of said Lot 61';

Thence North 89°38'48" West along the existing South right-of-way line of said dedicated public alley and the North line of Lots 57, 60 and 61, said LOS ALTOS AMENDED SUBDIVISION, a distance of 155.24 feet to a point on the existing East right-of-way line of 5th Avenue, said point being the northwest corner of said Lot 57;

Thence North 00°26'31" East along the existing East right-of-way line of 5th Avenue a distance of 20.00 feet to the existing North right-of-way line of said dedicated public alley, said point being the southwest corner of Lot 58, said LOS ALTOS AMENDED SUBDIVISION;

Thence South 89°38'48" East along the existing North right-of-way line of said dedicated public alley and the South line of said Lot 58 a distance of 155.24 feet to the existing West right-of-way line of said dedicated public alley, said point being the southeast corner of said Lot 58;

Thence North 00°26'00" East along the existing West right-of-way line of said dedicated public alley and the East line of Lots 58 and 59, said LOS ALTOS AMENDED SUBDIVISION, a distance of 123.47 feet to the existing South right-of-way line of 15th Place, said point being the northeast corner of said Lot 59;

Thence North 26°11'48" West a distance of 55.90 feet to a point on the existing North right-of-way line of 15th Place, said point being the southeast corner of Lot 10, said EDISON SUBDIVISION;

Thence North 00°24'51" East along the East line of Lots 9 and 10, said EDISON SUBDIVISION, and the existing West right-of-way line of said dedicated public alley a distance of 111.70 feet to the northeast corner of said Lot 9;

Thence South 89°38'34" East a distance of 25.00 feet to a point on the existing East right-of-way line of said dedicated public alley, said point being the northwest corner of Lot 12, said EDISON SUBDIVISION;

Thence South 00°24'51" West along the West line of Lots 11 and 12, said EDISON SUBDIVISION and the existing East right-of-way line of said dedicated public alley a distance of 111.71 feet to a point on the existing North right-of-way line of 15th Place, said point being the southwest corner of said Lot 11;

Thence South 26°11'48" East a distance of 55.90 feet to a point on the existing South right-of-way line of 15th Place, said point being the northwest corner of Lot 65, said LOS ALTOS AMENDED SUBDIVISION;

Thence South 00°26'00" West along the existing East right-of-way line of said dedicated public alley and the West line of Lots 62, 63, 64, 65 and the abandoned Alley conveyed by Resolution #812, recorded in Docket 37, Page 342, Fee #3514, in the Office of the County Recorder of Yuma County, Arizona, a distance of 241.37 feet to the **TRUE POINT OF BEGINNING**.

Said parcel contains 13,181 square feet, more or less.

Engineering Approval: _____ Date _____