

EXHIBIT 2

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

GRANT OF EASEMENT	
GRANTOR City of Yuma An Arizona municipal corporation One City Plaza Yuma, AZ 85364	GRANTEE City of Yuma An Arizona municipal corporation One City Plaza Yuma, AZ 85364

The **Grantor** (City of Yuma, an Arizona municipal Corporation) hereby grants to the **Grantee** (City of Yuma, an Arizona Municipal Corporation), its successors and assigns, a perpetual easement for utility purposes, across and beneath that property described hereafter and by this reference made a part hereof, together with the right to authorize, permit and license the use thereof for those uses found by the **Grantee** to be compatible with the primary use as a utility easement.

EXEMPT from Affidavit and Filing Fees (A.R.S. 11-1134)

Legal Description of the easement

See Exhibit A attached and incorporated by this reference.

By virtue of Granting this perpetual Easement, **Grantor**, for and on behalf of itself and its successors in interest to any and all of the Property, acknowledges that the **Grantee** will reserve and use the property for any utilities needed to serve the public good. The **Grantor** and Grantor's successors and assigns, specifically waives any rights or suit, complaint, petition, claims, or other such actions as may impede the use and development of the property described in this perpetual utility easement. Undersigned acknowledges that the perpetual Easement is to be used for public utilities.

IN WITNESS WHEREOF, the Grantor has executed this perpetual Easement this _____ day of _____, 20__.

Grantor

City of Yuma, a 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 "Grant of 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: _____
David N. Beckham, Manager

Date

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:

Accepted By: City of Yuma, an Arizona Municipal Corporation

Gregory K. Wilkinson,
City Administrator

Attested By:

Lynda L. Bushong,
City Clerk

Approved as to Form:

Richard W. Files
Deputy City Attorney

EXHIBIT A

KENYONS MARKET LOT TIE / LOT SPLIT PARCEL A UTILITY EASEMENT LEGAL DESCRIPTION

That portion of Parcel A, KENYONS MARKET LOT TIE / LOT SPLIT, according to the Plat of Record in the Office of the County Recorder of Yuma County, Arizona, in Book 28 of Plats, Page 27, 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 northwest corner of said Parcel A;

Thence South 89°38'34" East along a North line of said Parcel A a distance of 30.13 feet;

Thence South 00°26'31" West a distance of 20.00 feet to the TRUE POINT OF BEGINNING;

Thence South 89°38'34" East parallel with and 20.00 feet southerly of a North line of said Parcel A a distance of 145.11 feet;

Thence South 00°24'51" West a distance of 10.00 feet;

Thence North 89°38'34" West parallel with and 30.00 feet southerly of a North line of said Parcel A a distance of 145.11 feet;

Thence North 00°26'31" East a distance of 10.00 feet to the TRUE POINT OF BEGINNING;

Said parcel contains 1,451 square feet, more or less.

