

Exhibit 1
SPECIAL WARRANTY DEED WITH RIGHT OF REVERTER
City of Yuma to Alexander Ford Lincoln Mercury, Inc.

RECORDING REQUESTED BY

City of Yuma
One City Plaza
Yuma, Arizona 85365

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Special Warranty Deed

For the consideration of Ten Dollars and other valuable consideration, the **City of Yuma**, an Arizona municipal corporation (**Grantor**) does hereby grant and convey to **Bill Alexander Ford Lincoln Mercury, Inc., an Arizona corporation, (Grantee)** the following real property situated in Yuma County, Arizona:

Described in Exhibits A, B, C, and D attached and by this reference made a part hereof.

SUBJECT TO: Reservation of a utility and access easement over, under and through the real property described in Exhibit E attached and by this reference made a part hereof, together with a 5 foot utility and access easement centered on the water lateral or laterals between the water main, along all lateral(s), and water meter box(es) or stubouts. Also subject to the right of reverter described below, current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record. Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

REVERTER: All covenants set forth below shall attach to the land and run with the title and for any violation of these covenants by the grantee, grantee's heirs, successors, representatives, or assigns, the premises shall become forfeited and shall revert to the Grantor, Grantor's heirs and assigns, with the same rights and title as before the execution of this instrument, as fully and completely as if this instrument had not been executed.

In Exchange for title granted, Grantee covenants that Grantee shall maintain the Bonanza Storm Water Basin, described in the Meinhardt/B-8 Stormwater Basin Lot Split dated October 28, 1998 and recorded as Fee # 1998-28530, Book 16 of Plats, Page 13, Yuma County Recorder's Office. This covenant shall run with the land and in the event Grantee fails to maintain the basin to the

City of Yuma's published standards, including landscaping, for a period in excess of 12 continuous months, and after no less than 30 days written notice from Grantor to Grantee and where Grantee has failed to satisfactorily commence addressing the lack of maintenance within such 30-day period. Grantor shall then have all rights to declare title forfeit whereupon title to the described property shall revert to Grantor, free and clear of any and all claims or encumbrances of the Grantee.

Dated this ____ day of _____, 2019.

GRANTOR:
City of Yuma, an Arizona municipal corporation

John D. Simonton
City Administrator

Attest:

Approved as to form:

Lynda L. Bushong
City Clerk

Richard W. Files
City Attorney

Acceptance with Right of Reverter

Bill Alexander Ford Lincoln Mercury, Inc.

By: _____
Ryan Hancock
President

Acknowledgements

State of Arizona)
) ss
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____ 2019, by John D. Simonton, City Administrator, on behalf of the City of Yuma, an Arizona municipal corporation.

My Commission Expires:

Notary

State of Arizona)
) ss
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____ 2019, by Ryan Hancock, President, on behalf of Bill Alexander Ford Lincoln Mercury, Inc., an Arizona corporation.

My Commission Expires:

Notary

EXHIBIT 'A'

**LEGAL DESCRIPTION 1
CREST DRIVE RIGHT-OF-WAY ABANDONMENT
YUMA, ARIZONA**

THE EAST 25 FEET OF THE NORTH 600 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE NORTH 100 FEET AS DESCRIBED IN DOCKET 161, PAGE 41 AND DOCKET 420, PAGE 505, YUMA COUNTY RECORDER.

AFOREMENTIONED AREA CONTAINS 12,500 SQUARE FEET, 0.2870 ACRES, MORE OR LESS.



EXHIBIT 'B'
LEGAL DESCRIPTION 2
CREST DRIVE RIGHT-OF-WAY ABANDONMENT
YUMA, ARIZONA

THE EAST 15 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE NORTH 600 FEET AS DESCRIBED IN DOCKET 161, PAGE 41, YUMA COUNTY RECORDER.

AFOREMENTIONED AREA CONTAINS 873 SQUARE FEET, 0.0200 ACRES, MORE OR LESS.



EXHIBIT 'C'
LEGAL DESCRIPTION 3
CREST DRIVE RIGHT-OF-WAY ABANDONMENT
YUMA, ARIZONA

THE WEST 25 FEET OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE NORTH 100 FEET AS DESCRIBED IN DOCKET 161, PAGE 41 AND DOCKET 420, PAGE 504, YUMA COUNTY RECORDER.

AFOREMENTIONED AREA CONTAINS 13,955 SQUARE FEET, 0.3204 ACRES, MORE OR LESS.



EXHIBIT 'D'

LEGAL DESCRIPTION 4
CREST DRIVE RIGHT-OF-WAY ABANDONMENT
YUMA, ARIZONA

THE WEST 25 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE SOUTH 65 FEET AS DESCRIBED IN BOOK 16 OF PLATS, PAGE 13 (FEE NO. 1998-28530), YUMA COUNTY RECORDER.

AFOREMENTIONED AREA CONTAINS 14,832 SQUARE FEET, 0.3405 ACRES, MORE OR LESS.



EXHIBIT 'E'
LEGAL DESCRIPTION 5
CREST DRIVE UTILITY AND ACCESS EASEMENT
YUMA, ARIZONA

THE EAST 15 FEET OF NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE PORTION LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE YUMA MESA IRRIGATION AND DRAINAGE DISTRICT B-3.8 PIPE RIGHT-OF-WAY.

TOGETHER WITH:

THE WEST 5 FEET OF NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 9 SOUTH, RANGE 23 WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN EXCEPT THE PORTION LYING SOUTH OF THE NORTHERLY RIGHT-OF-WAY LINE YUMA MESA IRRIGATION AND DRAINAGE DISTRICT B-3.8 PIPE RIGHT-OF-WAY.

AFOREMENTIONED AREA CONTAINS 17,940 SQUARE FEET, 0.4118 ACRES, MORE OR LESS.

