

ORDINANCE NO. O2025-003

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF YUMA, ARIZONA, AUTHORIZING THE ACCEPTANCE
OF GIFT PROPERTY**

WHEREAS, pursuant to the Yuma City Charter, Article II, Section 2, the City of Yuma (City) is authorized to acquire and dispose of real property; and,

WHEREAS, Yuma Sunshine Investments, LLC seeks to dedicate the south half of City 48th Street to the City of Yuma as a gift or donation at no cost to the City; and,

WHEREAS, the developer of the Villa Serena subdivision on the north side of 48th Street will need the right-of-way to construct the center median and two inside lanes plus street lights for phase two of the Villa Serena subdivision, the described right-of-way from Yuma Sunshine Investments LLC is necessary for the improvements that will be constructed,

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Yuma as follows:

SECTION 1: On behalf of the City of Yuma, the City Administrator is authorized and directed to accept the donation of fee title to property described in the Warranty Deed attached and incorporated as Exhibit A.

SECTION 2: Fees for recording the attached Warranty Deed with the Yuma County Recorder's Office are authorized for payment by the City.

Adopted this _____ day of _____, 2025.

APPROVED:

Douglas J. Nicholls
Mayor

ATTESTED:

Lynda L. Bushong
City Clerk

APPROVED AS TO FORM:

Richard W. Files
City Attorney

Warranty Deed Exhibit A

WHEN RECORDED MAIL TO:

Office of the City Clerk
City of Yuma
One City Plaza
Yuma, Arizona 85364-1436

WARRANTY DEED

EXEMPT from Affidavit and Filing Fees (A.R.S. 11-1134 A.3.)

This Warranty Deed is made by:

Yuma Sunshine Investments, L.L.C., an Arizona Limited Liability Co.
P.O. Box 5924
Yuma, Arizona 85366
(**Grantor**)

To the:

City of Yuma, an Arizona municipal corporation
One City Plaza
Yuma, Arizona 85364-1436
(**Grantee**)

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which is acknowledged, the **Grantor** does hereby grant, transfer and convey to **Grantee**, that parcel of real property situated in Yuma County, Arizona described in Exhibit "A" attached and by this reference incorporated in this Warranty Deed.

Subject to, reservations in patents, all easements, covenants, conditions, and restrictions, as may appear of record.

Grantor warrants title against all persons whomsoever, subject to the matters set forth above.

DATED this 11th day of December, 2024.

**Yuma Sunshine Investments L.L.C., an Arizona
limited liability company**

By: [Signature]
Howard R. Gwynn, III
Manager

State of Arizona)
) ss.
County of Yuma)

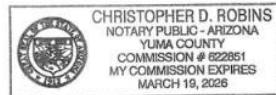
The foregoing instrument was acknowledged before me this 11th day of DECEMBER, 2024, by HOWARD R. GWYNN, III, Manager, YUMA SUNSHINE INVESTMENTS, L.L.C., an Arizona Limited Liability Co., L.L.C., on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set by hand and official seal.

My Commission Expires:

3/19/2026

[Signature]
Notary Public



DATED this 12th day of December, 2024.

Yuma Sunshine Investments L.L.C., an Arizona
limited liability company

By: William R. Meinhardt
William R. Meinhardt
Manager

State of Arizona)
Maricopa ss.
County of Yuma)

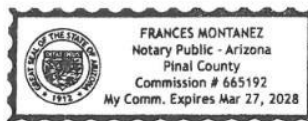
The foregoing instrument was acknowledged before me this 12th day of
December, 2024, by WILLIAM R. MEINHARDT, Manager,
YUMA SUNSHINE INVESTMENTS, L.L.C., an Arizona Limited Liability
Co., L.L.C., on behalf of said company.

IN WITNESS WHEREOF, I have hereunto set by hand and official
seal.

My Commission Expires:

March 27, 2028

Frances Montanez
Notary Public



ACCEPTED AND APPROVED, hereby dedicating to the City of Yuma,
Arizona, as right-of-way for roadways and other purposes related thereto.

City of Yuma

Dated: _____

John D. Simonton
Acting City Administrator

Attest:

Dated: _____

Lynda L. Bushong
City Clerk

Approved as to form:

Dated: _____

Richard W. Files
City Attorney

EXHIBIT A

LEGAL DESCRIPTION

That portion of the East half of the Northeast quarter ($E\frac{1}{2} NE\frac{1}{4}$) of Section 20, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona, more particularly described as follows:

48th STREET (Co. 13th Street)

The North 40 feet of the East half of the Northeast quarter ($E\frac{1}{2} NE\frac{1}{4}$) of said Section 20;

Said parcel contains 1.21 acres, more or less.

Description Verified By:	
City Engineering Department	Date