

When Recorded, return to:

Kerley Investments, LLC
3815 S Kerley Drive
Yuma, AZ 85365

City of Yuma, Quitclaim Deed/Revised 5/27/2025

QUITCLAIM DEED

GRANTOR (Name, Address, Zip Code)	GRANTEE (Name, Address, Zip Code)
City of Yuma, a Municipal Corporation One City Plaza Yuma, AZ 85364	Kerley Investments, L.L.C., an Arizona limited liability company 3815 S Kerley Drive Yuma, AZ 85365

Subject Real Property (Legal Description)

See EXHIBIT "A" attached hereto and by this reference incorporated herein.

EXEMPT from affidavit and filing fees (A.R.S. 11-1134 A.3.)

For valuable consideration, Grantor quitclaims to Grantee all right, title and interest
of Grantor in Subject Real Property together with all rights and privileges

Quitclaim Deed
Adjacent APN: 197-17-014
Ordinance O2025-____
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appurtenant or to become appurtenant to Subject Real Property on the effective date, being the date and time of recordation of this instrument.

City of Yuma, a Municipal Corporation

By:

John D. Simonton
City Administrator

Attested By:

Lynda L. Bushong
City Clerk

Approved as to Form:

Richard W. Files
City Attorney

NOTARIAL ACKNOWLEDGEMENT

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this ____ day of _____
2025, by John D. Simonton, City Administrator.

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

Notary Public

My Commission Expires:

EXHIBIT A

A portion of the South half of the South half of the Southeast quarter ($S\frac{1}{2}S\frac{1}{2}SE\frac{1}{4}$) of Section 17, Township 9 South, Range 23 West of the Gila and Salt River Base and Meridian, City of Yuma, Yuma County, State of Arizona, also being a portion of Quit-Claim Deed, dated 9/6/2007, recorded in FEE #: 2007-31250, Yuma County Records, and more particularly described as follows:

Commencing at the Southeast Corner of Section 17 monumented by Brass Cap in Concrete with "LS 22767", also being the intersection of Avenue 6E and 48th Street;

Thence South $89^{\circ}58'16''$ West along the South line of Southeast quarter ($SE\frac{1}{4}$) of said Section 17, also being the Centerline projection of 48th Street, a distance of 50.00 feet;

Thence North $00^{\circ}18'57''$ West along a line parallel to and 50.00 West of the East line of said $SE\frac{1}{4}$, a distance of 50.00 feet to a point;

Thence South $89^{\circ}58'16''$ West along a line parallel to and 50.00 feet North of the South line of the said $SE\frac{1}{4}$, a distance of 48.00 feet to the True Point of Beginning;

Thence South $44^{\circ}49'40''$ West, a distance of 14.11 feet to a point laying 40.00 feet north of the South line of said $SE\frac{1}{4}$;

Thence South $89^{\circ}58'16''$ West along a line parallel to and 40.00 feet north of the South line of said $SE\frac{1}{4}$, a distance of 887.01 feet to a point;

Thence North $45^{\circ}10'20''$ West, a distance of 14.18 feet to a point laying 50.00 feet North of the South line of said $SE\frac{1}{4}$;

Thence North $89^{\circ}58'16''$ East along a line that is parallel to and 50.00 feet North of the South line of said $SE\frac{1}{4}$, a distance of 907.01 feet to the True Point of Beginning;

AND

Commencing at the Southeast Corner of Section 17 monumented by Brass Cap in Concrete with "LS 22767", also being the intersection of Avenue 6E and 48th Street;

Thence South 89°58'16" West along the South line of Southeast quarter (SE¹/₄) of said Section 17, also being the Centerline projection of 48th Street, a distance of 1,049.01 feet to a point;

Thence North 00°18'57" West along a line parallel to and 1,049.01 West of the East line of said SE¹/₄, a distance of 50.00 feet to a point;

Thence South 89°58'16" West along a line parallel to and 50.00 feet North of the South line of the said SE¹/₄, a distance of 44.00 feet to the True Point of Beginning;

Thence South 44°49'40" West, a distance of 14.11 feet to a point laying 40.00 feet north of the South line of said SE¹/₄;

Thence South 89°58'16" West along a line parallel to and 40.00 feet north of the South line of said SE¹/₄, a distance of 584.00 feet to a point;

Thence North 79°38'21" West, a distance of 55.45 feet to a point laying 50.00 feet North of the South line of said SE¹/₄;

Thence North 89°58'16" East along a line that is parallel to and 50.00 feet North of the South line of said SE¹/₄, a distance of 648.49 feet to the True Point of Beginning;

Containing 15,132.6 square feet or 0.348 acres, more or less.

Description Verified By:	
City Engineering Department	Date: