

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:

Cha Cha, L.L.C., an Arizona limited liability company
4400 E Highway 80
Yuma, AZ 85365
(Grantor)

To the:

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

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, Grantor does hereby convey to Grantee, that parcel of real property situated in Yuma County, Arizona described in Exhibit "A" attached hereto and by this reference incorporated herein.

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 _____ day of _____, 2026.

Cha Cha L.L.C., an Arizona limited liability company

By: _____
[Name]
[Title]

NOTARIAL ACKNOWLEDGEMENT

State of Arizona)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by [Name] _____ [Title], _____ on behalf of Cha Cha L.L.C., an Arizona limited liability company.

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

Notary Public

My Commission Expires:

ACCEPTED AND APPROVED, by 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

The East 40.00 feet of the Northeast quarter of the Northwest quarter of Section 18, Township 9 South, Range 22 West of the Gila and Salt River Base and Meridian, Yuma County, Arizona,

Except the North 662.74 feet thereof.

Containing 26,509.449 square feet or 0.609 of an acre, more or less.

Description Verified By:	
City Engineering Department	Date