

When Recorded Mail To:

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John T. Gilbert, Esq.
Radix Law, PLC
15205 N. Kieland Blvd, Ste 200
Scottsdale, AZ 85254

WARRANTY DEED

For the consideration of Ten Dollars, and other valuable consideration, 04, LLC, an Arizona limited liability company, does hereby convey to **WestWing Business Park, LLC**, an Arizona limited liability company, the following described real property situated in Maricopa County, Arizona:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS
EXHIBIT "A"

Subject to 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, the Grantor warrants the title against all persons whomsoever.

An Affidavit of Value is exempt pursuant to A.R.S. §11-1134(B)(7)(b).

DATED this 19th day of June, 2018.

04, LLC

John Silas Eck, Member
John Silas Eck, Member

STATE OF ARIZONA)

) ss.

County of Maricopa)



This instrument was duly acknowledged before me this 19th day of June, 2018 by John Silas Eck, a member in 04, LLC.

[Signature]
Notary Public

My Commission Expires:
11-7-2020

Parcel No. 503-53-025J, 025G, 025Q, 026B

Project No. 68840

Estrella Road Phase 2

Excess Property

Item No. X-0277-EX

EXHIBIT "A"

LEGAL DESCRIPTION FOR EXCESS LAND SALE

A parcel of land being a portion of the South half of Section 12, Township 4 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Said portion recorded in Document number 2004-0020286, and "Record of Survey", Book 994 of Maps, Page 17, M.C.R., Said parcel being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 12, from which the South quarter of said Section 12 bears, South 89°55'48" East, a distance of 2637.02 feet; thence from said Southwest corner to the West quarter corner of said Section 12, North 00°04'06" East, a distance of 2640.66 feet to the **POINT OF BEGINNING**; thence along the East-West mid-section line and along the North line of that certain parcel of land described in said Document 2004-0020286, to the center of said Section 12, South 89°52'32" East, a distance of 2627.19 feet (South 89°52'49" East, 2627.37 feet, Record); thence continuing along said line, South 89°52'32" East, a distance of 292.38 feet to a point on the Westerly right of way line of the "BOB STUMP MEMORIAL PARKWAY, SR 303L" Project Number 303L MA 025 H5946; thence along said Westerly line, South 23°57'11" West, a distance of 78.08 feet to the beginning of a tangent curve to the right with a radius of 3015.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 31°02'51", for an arc distance of 1633.78 feet; thence leaving said Westerly right of way line and along the South line of said parcel of land described in Document 2004-0020286, North 89°54'19" West, a distance of 1738.39 feet; thence North 00°04'06" East, a distance of 125.00 feet; thence North 89°54'19" West to a point on the West line of the Southwest quarter of said Section 12, a distance of 125.00 feet; thence along said West line, North 00°04'06" East, a distance of 1195.33 feet to the **POINT OF BEGINNING**.

The above described parcel contains 3,276,139 square feet or 75.2098 acres, more or less.

PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN A PORTION OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 4 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 12, MARKED BY A STONE FROM WHICH THE SOUTHWEST CORNER OF SAID SECTION 12 MARKED BY AN ALUMINUM CAP BEARS SOUTH 00°04'09" WEST, A DISTANCE OF 2640.78 FEET;

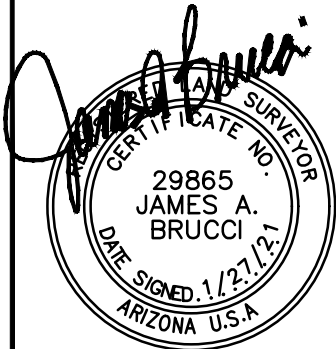
THENCE SOUTH 89°53'05" EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12, A DISTANCE OF 601.35 FEET;

THENCE SOUTH 00°05'50" WEST, A DISTANCE OF 724.97 FEET;

THENCE NORTH 89°54'10" WEST, A DISTANCE OF 601.00 FEET TO POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 12;

THENCE NORTH 00°04'09" EAST, ALONG SAID WEST LINE, A DISTANCE OF 725.16 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.007 ACRES±.



PAGE 1 OF 2

TITLE: **XB03**
DATE: 01/27/21
DESC: PARCEL EXHIBIT

HUNTER
ENGINEERING

10450 N. 74TH ST., SUITE 200
SCOTTSDALE, AZ 85258
T 480 991 3985
F 480 991 3986

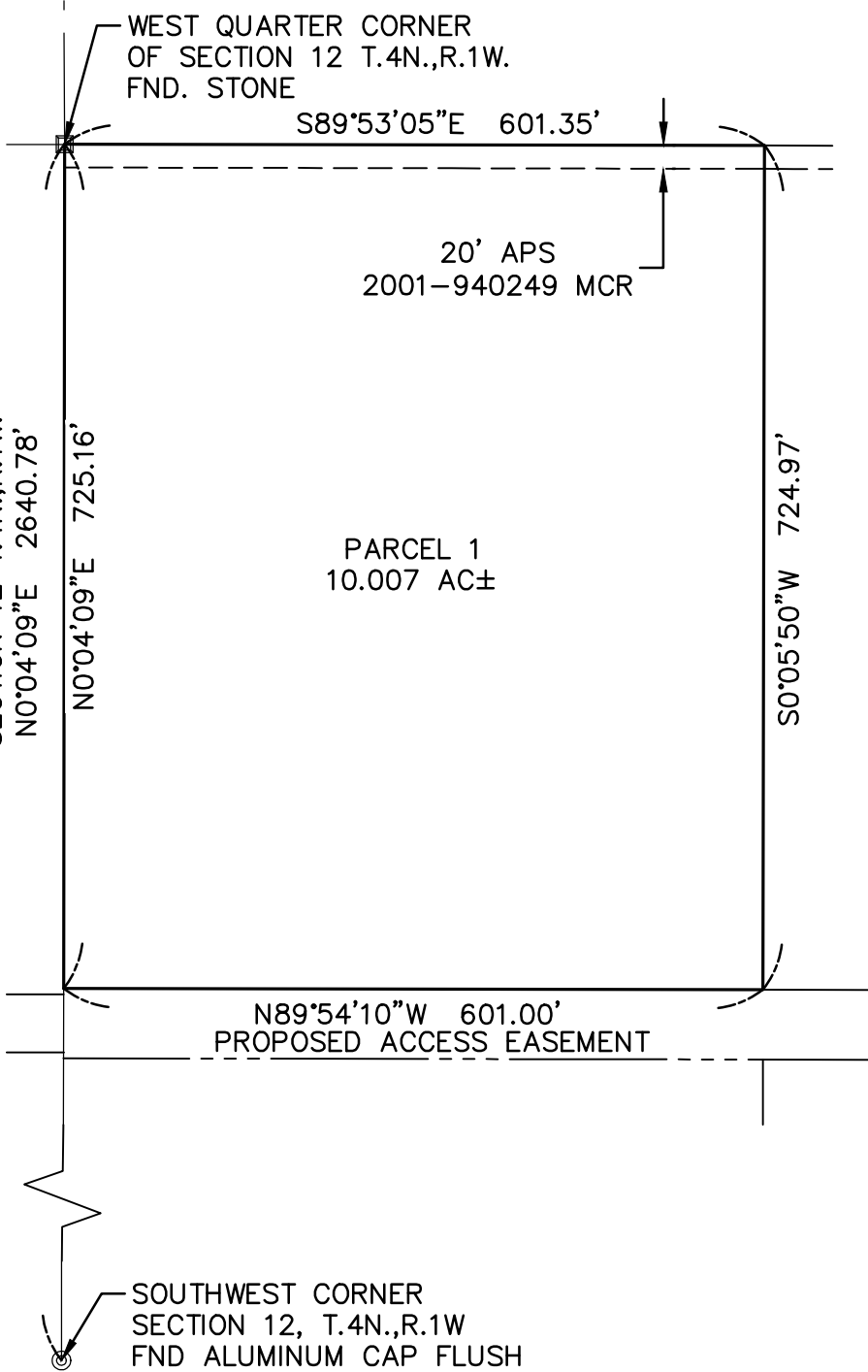
CIVIL AND SURVEY

PROJ.NO. SILA001
XB03

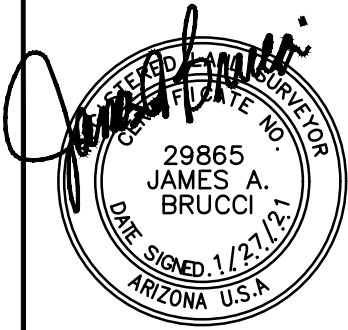
PARCEL EXHIBIT



WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 12 T.4N.,R.1W.
N0°04'09"E 2640.78'



PAGE 2 OF 2



TITLE: **XB03**
 SCALE: 1"=160'
 DATE: 01/27/21
 DESC: PARCEL EXHIBIT

HUNTER	
ENGINEERING	CIVIL AND SURVEY
10450 N. 74TH ST., SUITE 200 SCOTTSDALE, AZ 85258 T 480 991 3985 F 480 991 3986	
PROJ.NO.	SILA001 XB03