

TOWN

of

PARADISE VALLEY



Special Warranty Deed - One Grantor
Community Development Department
6401 E Lincoln Drive
Paradise Valley, AZ 85253
(480) 348-3692

SPECIAL WARRANTY DEED - ONE GRANTOR

When recorded, return to:

Town of Paradise Valley
6401 E Lincoln Dr.
Paradise Valley, Arizona 85253
Attention: Town Manager

SPECIAL WARRANTY DEED

THIS DEED IS EXEMPT FROM THE REQUIREMENT OF FILING AN AFFIDAVIT OF PROPERTY VALUE PURSUANT TO A.R.S. §11-1134(A)(3).

For valuable consideration, [name of Grantor as it appears in the title to the Property] (the “Grantor”), does hereby convey to **THE TOWN OF PARADISE VALLEY**, an Arizona municipal corporation (the “Grantee”), the following described property situated in the County of Maricopa, State of Arizona, together with all rights and privileges appurtenant thereto, to wit:

See **Exhibit A** attached hereto and made a part hereof.

SUBJECT TO all existing taxes, assessments, liens, encumbrances, reservations in patents, covenants, conditions, restrictions, rights-of-way, easements, and leases of record, and all matters that a physical inspection of the properties would reveal.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and none other, subject to the matters set forth above.

****Include the following if Grantor is a trust, and delete this highlighted line****

Pursuant to the provisions of A.R.S. § 33-404, the name[s] and address[es] of the [sole beneficiary; beneficiaries] of the [trust name], dated [trust date], is [sole beneficiary’s name; beneficiaries’ names], [sole beneficiary’s address; beneficiaries’ address].

DATED: _____, 2022

[SIGNATURE AND NOTARY PAGES FOLLOW]

[GRANTOR SIGNATURE AND NOTARY PAGE TO SPECIAL WARRANTY DEED]

GRANTOR: [name of Grantor as it appears in the title to the Property]

By: _____
[Name, Title (Title if an LLC, corporation, or trust)]

****If additional persons signing, such as co-trustees, add "By" lines as above, modify language below as needed, and delete this highlighted line****

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 20__, before me personally appeared [name of Grantor as it appears in the title to the Property], whose identity was proven to me on the basis of satisfactory evidence to be the person who [he; she] claims to be[, representing _____, a(n) [State; type of entity], as its [Title, if an LLC, corporation, or trust]], and acknowledged that [he; she] signed this document on behalf thereof.

Notary Public

(Seal and Expiration Date)

[GRANTEE SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

TOWN OF PARADISE VALLEY, an
Arizona municipal corporation

Jerry Bien-Willner, Mayor

ATTEST:

Duncan Miller, Town Clerk

APPROVED AS TO FORM:

Andrew J. McGuire, Town Attorney

EXHIBIT A
TO
SPECIAL WARRANTY DEED

[Legal Description and Depiction of the conveyed property]

See following pages