

Recorded at the Request of  
(And, When Recorded, Mail To):  
Town of Prescott Valley  
7501 E. Civic Circle  
Prescott Valley, Arizona 86314

## GIFT DEED

For and in consideration of the affinity which Grantors hold for the Grantee, and other good consideration, FAIN SIGNATURE GROUP, an Arizona limited liability company, and the FAIN LAND AND CATTLE COMPANY, an Arizona corporation (the "Grantors"), do hereby grant and convey to the TOWN OF PRESCOTT VALLEY, an Arizona municipal corporation (the "Grantee"), the real property situated in Yavapai County, Arizona, as described in Exhibit "A" attached hereto and made a part hereof by reference (the "Property").

Grantors hereby warrant the title only against any claim or claims arising out of acts done or committed by the Grantors, and no other, subject to any matters above set forth.

DATED this 26<sup>th</sup> day of November, 2014.

FAIN SIGNATURE GROUP, an Arizona  
limited liability company

By: The Fain Companies, LLC, an  
Arizona limited liability company, its  
Manager

  
\_\_\_\_\_  
S. Bradlee Fain, Member

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EXEMPT FROM AFFIDAVIT OF VALUE PURSUANT TO ARS §11-1134(A)(7)

FAIN LAND AND CATTLE COMPANY,  
an Arizona corporation

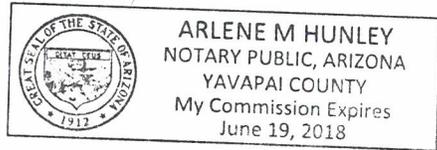
Ronald W. Fain  
Ronald W. Fain, President

STATE OF ARIZONA        )  
  ) ss.  
County of Yavapai        )

On this 26<sup>th</sup> day of November, 2014, before me, the undersigned, a Notary Public, in and for the State of Arizona, personally appeared S. BRADLEE FAIN, who acknowledged that he is a Member of The Fain Companies, LLC, Manager of Fain Signature Group, an Arizona limited liability company, and that he executed the foregoing instrument for the purpose herein contained on behalf of said companies.

Arlene M. Hunley  
Notary Public

My commission expires:  
JUNE 19, 2018

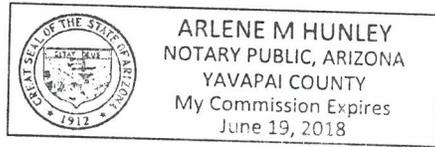


STATE OF ARIZONA        )  
  ) ss.  
County of Yavapai        )

On this 26<sup>th</sup> day of November, 2014, before me, the undersigned, a Notary Public, in and for the State of Arizona, personally appeared RONALD W. FAIN, who acknowledged that he is the President of Fain Land and Cattle Company, an Arizona corporation, and that he executed the foregoing instrument for the purpose herein contained on behalf of said corporation.

Arlene M. Hunley  
Notary Public

My commission expires:  
JUNE 19, 2018



**EXHIBIT "A"**

LEGAL DESCRIPTION

A portion of Section 20, Township 14 North, Range 1 East of the Gila and Salt River Meridian, Yavapai County, Arizona, described as follows:

**COMMENCING** at the northwest corner of Section 20 as perpetuated by the reference monuments shown on the Arizona Land Survey Corner Record recorded in Book 2328 of Official Records, Page 539 in the Yavapai County Recorder's Office;

thence, along the north line of Section 20, South 89°20'09"East, 577.78 feet, from which point the northeast corner of Section 20, as identified by a 3" brass cap stamped "LS 6177" as shown on the Arizona Land Survey Monument Record recorded in Book 2182 of Official Records, Page 998 in the Yavapai County Recorder's Office, is South 89°20'09"East, 4,798.74 feet;

thence, departing the north line of Section 20, South 00°39'51" West, 668.65 feet to the northerly termination of the easterly right-of-way line of Enterprise Parkway as described in the gift deed recorded in Book 4938 of Official Records, Page 97 in the Yavapai County Recorder's Office, and as identified by a 5/8" rebar with no cap or tag;

thence, along the easterly right-of-way line of Enterprise Parkway, South 38°17'34" West, 152.34 feet to a 1/2" rebar with a plastic cap stamped "LS 33872";

thence, continuing along the easterly right-of-way line of Enterprise Parkway, along a non-tangent curve to the left, having a chord bearing South 05°18'19" West, a chord length of 565.02 feet, a radius of 517.00 feet, a central angle of 66°14'49", and an arc length of 597.77 feet to the southerly termination of the easterly right-of-way line of Enterprise Parkway as described in the gift deed recorded in Book 4938 of Official Records, Page 97, as identified by a 1/2" rebar with a plastic cap stamped "LS 33861", and to the **POINT OF BEGINNING**.

Thence, along the easterly line of the easement recorded in Book 4576 of Official Records, Page 951 in the Yavapai County Recorder's Office, along a non-tangent curve to the left, having a chord bearing South 45°29'52" East, a chord length of 314.71 feet, a radius of 517.00 feet, a central angle of 35°26'21", and an arc length of 319.78 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the easterly line of said easement, South 63°17'59" East, 137.20 feet;

thence, departing the easterly line of said easement, South 67°40'33" East, 662.20 feet;

thence, South 59°48'43" East, 95.32 feet to a ½" rebar with no cap or tag;

thence, South 45°13'05" East, 467.63 feet;

thence, South 26°36'48" East, 170.79 feet;

thence, South 11°51'05" East, 418.26 feet to the easterly line of said easement;

thence, along the easterly line of said easement, along a non-tangent curve to the left, having a chord bearing South 43°09'35" East, a chord length of 191.00 feet, a radius of 766.00 feet, a central angle of 14°19'26", and an arc length of 191.50 feet;

thence, departing the easterly line of said easement, North 73°39'09" East, 78.50 feet;

thence, South 49°57'47" East, 123.61 feet;

thence, South 50°06'40" East, 102.63 feet;

thence, South 50°14'28" East, 100.09 feet;

thence, South 50°19'54" East, 33.79 feet;

thence, South 51°07'56" East, 37.44 feet;

thence, South 62°05'30" East, 90.58 feet;

thence, South 62°23'56" East, 154.33 feet;

thence, South 28°56'55" East, 169.31 feet;

thence, South 28°53'23" East, 167.24 feet;

thence, South 28°55'27" East, 93.30 feet;

thence, South 08°39'38" East, 199.14 feet;

thence, South 08°35'30" East, 235.28 feet;

thence, South 24°02'25" West, 213.29 feet to the northeasterly right-of-way line of State Route 69;

thence, along the northeasterly right-of-way line of State Route 69, along a non-tangent curve to the left, having a chord bearing North 66°02'05" West, a chord length of 78.39 feet, a radius of 19,198.59 feet, a central angle of 00°14'02", and an arc length of 78.39 feet to the easterly line of said easement as identified by a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the northeasterly right-of-way line of State Route 69, along a non-tangent curve to the left, having a chord bearing North 66°19'21" West, a chord length of 67.92 feet, a radius of 19,198.59 feet, a central angle of 00°12'10", and an arc length of 67.92 feet to the westerly line of said easement as identified by a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the northeasterly right-of-way line of State Route 69, having a chord bearing North 66°29'56" West, a chord length of 93.62 feet, a radius of 19,198.59 feet, a central angle of 00°16'46", and an arc length of 93.62 feet;

thence, departing the northeasterly right-of-way line of State Route 69, North 23°27'09" East, 87.60 feet;

thence, North 00°51'08" East, 91.00 feet;

thence, along a non-tangent curve to the left, having a chord bearing North 06°8'10" East, a chord length of 131.69 feet, a radius of 700.00 feet, a central angle of 10°47'41", and an arc length of 131.88 feet;

thence, North 23°12'10" East, 48.66 feet;

thence, along a non-tangent curve to the left, having a chord bearing North 06°25'23" West, a chord length of 89.94 feet, a radius of 720.00 feet, a central angle of 7°09'43", and an arc length of 90.00 feet;

thence, North 03°07'46" West, 140.81 feet;

thence, North 24°53'32" West, 188.52 feet;

thence, North 35°03'25" West, 95.50 feet;

thence, along a non-tangent curve to the left, having a chord bearing North 47°46'52" West, a chord length of 161.78 feet, a radius of 1,022.00 feet, a central angle of 9°04'44", and an arc length of 161.94 feet to the westerly line of said easement as identified by a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, along the westerly line of said easement, North 57°52'55" West, 373.26 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the westerly line of said easement, along a non-tangent curve to the right, having a chord bearing North 39°05'37" West, a chord length of 537.12 feet, a radius of 834.00 feet, a central angle of 37°34'10", and an arc length of 546.86 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the westerly line of said easement, North 20°17'57" West, 271.31 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the westerly line of said easement, along a non-tangent curve to the left, having a chord bearing North 41°46'58" West, a chord length of 560.75 feet, a radius of 766.00 feet, a central angle of 42°56'28", and an arc length of 574.09 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, departing the westerly line of said easement, South 89°27'32" West, 67.81 feet;

thence, North 63°15'31" West, 150.00 feet;

thence, North 58°11'50" West, 351.37 feet to the westerly line of said easement;

thence, along the westerly line of said easement, North 63°15'40" West, 237.17 feet to a 5/8" rebar with a plastic cap stamped "LS 21073 CRA";

thence, continuing along the westerly line of said easement, along a non-tangent curve to the right, having a chord bearing North 45°31'10" West, a chord length of 356.21 feet, a radius of 585.00 feet, a central angle of 35°27'03", and an arc length of 361.96 feet to the southerly termination of the westerly right-of-way line of Enterprise Parkway as described in the gift deed recorded in Book 4938 of Official Records, Page 97, and as identified by a 1/2" rebar with a plastic cap stamped "LS 33861";

thence, along the southeasterly line of Enterprise Parkway as described in said gift deed, North 62°12'40" East, 34.04 feet to a 1/2" rebar with a plastic cap stamped "LS 33861";

thence, continuing along the southeasterly line of Enterprise Parkway, North 62°19'50"  
East, 34.01 feet to the **POINT OF BEGINNING**.

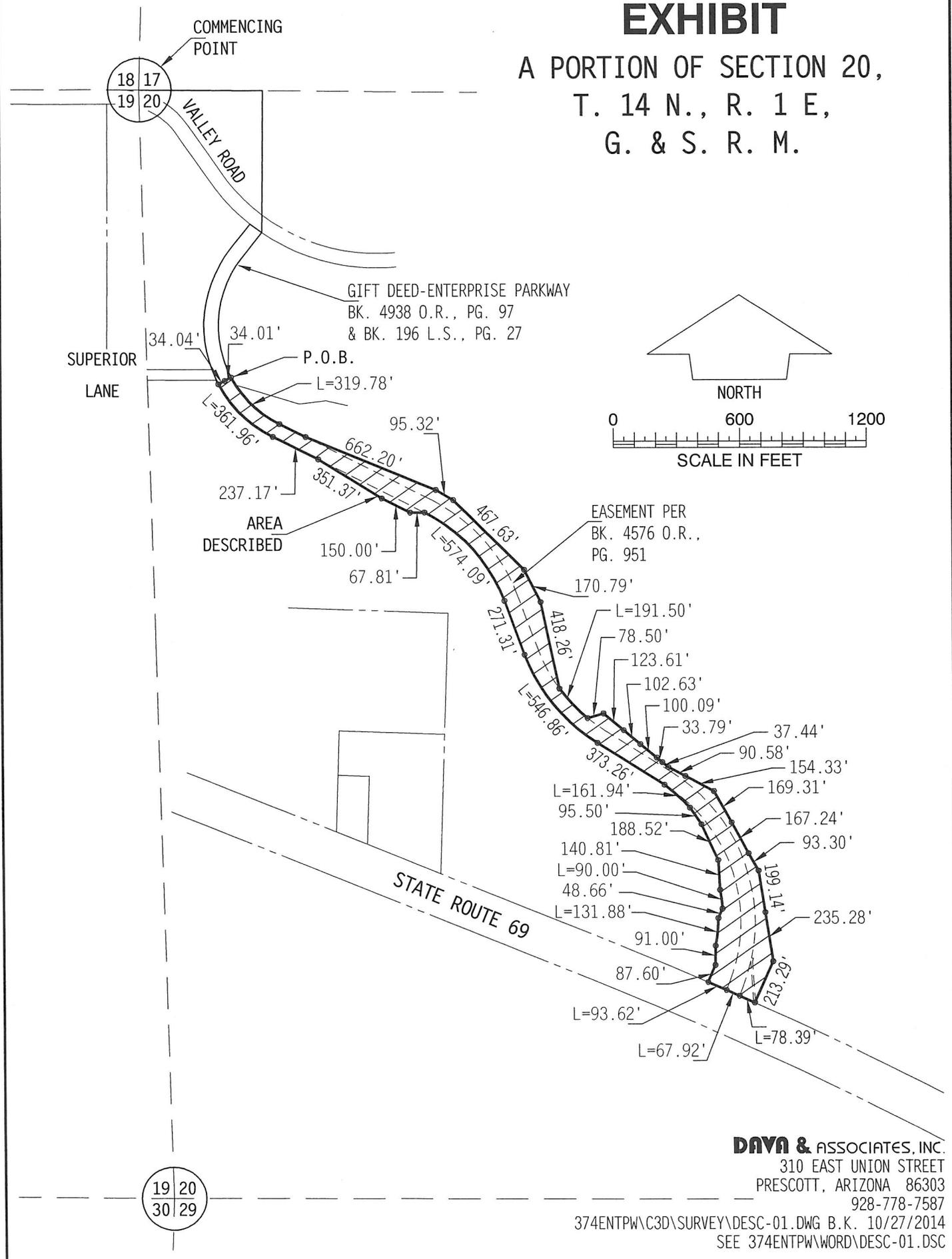
This description yields 11.70 acres.

I certify that, I, Thomas G. Callahan, am a Registered Land Surveyor in the State of Arizona, that this description was prepared under my direction and contains adequate information to allow retracement thereof.



# EXHIBIT

A PORTION OF SECTION 20,  
T. 14 N., R. 1 E,  
G. & S. R. M.



**DAY & ASSOCIATES, INC.**  
310 EAST UNION STREET  
PRESCOTT, ARIZONA 86303  
928-778-7587

374ENTPW\C3D\SURVEY\DESC-01.DWG B.K. 10/27/2014  
SEE 374ENTPW\WORD\DESC-01.DSC