

Recorded at the request of,
and when recorded return to:

The Town Clerk's Office
Town of Prescott Valley
7501 E. Civic Cir.
Prescott Valley, AZ 86314

WHEN RECORDED RETURN TO THE
PRESCOTT VALLEY FOLDER



GIFT DEED

For and in consideration of the affinity which Grantors hold for the Grantee, and other good considerations, FAIN SIGNATURE GROUP, LLC, 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 on Exhibit "A" attached hereto and made a part hereof by reference (the "Property").

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

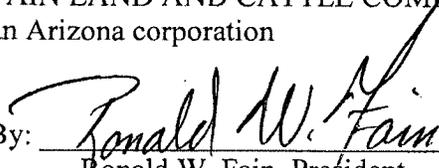
DATED this 2ND day of JUNE, 2015.

FAIN SIGNATURE GROUP, LLC, an Arizona
limited liability company

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

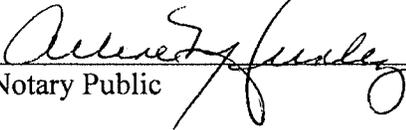
By: 
S. Brad Fain, Member

FAIN LAND AND CATTLE COMPANY
an Arizona corporation

By: 
Ronald W. Fain, President

STATE OF ARIZONA)
) ss.
County of Yavapai)

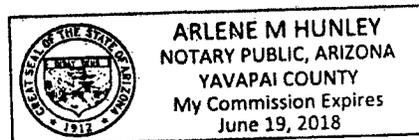
On this 2ND day of JUNE, 2015, before me, the undersigned, a Notary Public, in and for the State of Arizona, personally appeared S. BRAD FAIN, Member of The Fain Companies, LLC, an Arizona limited liability company, in its capacity as Manager of Fain Signature Group, LLC, an Arizona limited liability company, and that he executed the foregoing instrument for the purpose herein contained on behalf of said company.



Notary Public

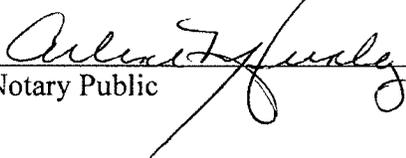
My commission expires:

JUNE 19, 2018



STATE OF ARIZONA)
) ss.
County of Yavapai)

On this 2ND day of JUNE, 2015, before me, the undersigned, a Notary Public, in and for the State of Arizona, personally appeared RONALD W. FAIN, 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.



Notary Public

My commission expires:

JUNE 19, 2018

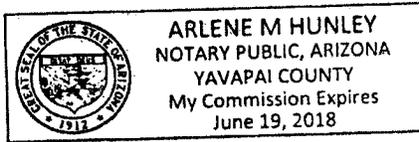


EXHIBIT "A"

LEGAL DESCRIPTION



ACADEMY WAY

(ACROSS FAIN SIGNATURE GROUP, LLC)

A RIGHT OF WAY FOR PUBLIC PURPOSES OF INGRESS, EGRESS, AND PUBLIC UTILITIES LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 AS DEPICTED IN BOOK 29 OF MAPS AND PLATS, PAGE 66, Y.C.O.R., TOWN OF PRESCOTT VALLEY ANNEXATION 92-A; THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 01°24'29" EAST, A DISTANCE OF 2,624.46 FEET TO A 1" UNMARKED PIPE; THENCE CONTINUE ALONG SAID LINE, SOUTH 01°24'09" EAST, A DISTANCE OF 86.70 FEET; THENCE LEAVING SAID LINE, SOUTH 88°59'02" EAST, A DISTANCE OF 1,360.32 FEET TO A 5/8" REBAR IN HAND HOLE; THENCE CONTINUE SOUTH 88°59'02" EAST A DISTANCE OF 2.25 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 4245, PAGE 843, Y.C.O.R., AND THE BEGINNING OF THE CENTERLINE OF ACADEMY WAY, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE, NORTH 01°59'51" EAST, A DISTANCE OF 30.00 FEET;

THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH RIGHT OF WAY OF ACADEMY WAY, SOUTH 88°59'02" EAST, A DISTANCE OF 31.33 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 01°17'02";

THENCE EASTERLY ALONG THE ARC OF SAID NORTH RIGHT OF WAY, A DISTANCE OF 12.77 FEET TO A POINT ON THE EAST LINE OF PRESCOTT VALLEY ANNEXATION 90-F AS RECORDED AT BOOK 28 OF MAPS AND PLATS, PAGE 55, Y.C.O.R.;

THENCE LEAVING SAID NORTH RIGHT OF WAY AND ALONG SAID ANNEXATION LINE, SOUTH 02°35'35" WEST, A DISTANCE OF 60.06 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF ACADEMY WAY AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH

THE RADIUS POINT LIES NORTH 00°00'18" EAST, A RADIAL DISTANCE OF 630.00 FEET;

THENCE WESTERLY ALONG THE ARC OF SAID SOUTH RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 01°00'40", A DISTANCE OF 11.12 FEET;

THENCE CONTINUE ALONG SAID RIGHT OF WAY, NORTH 88°59'02" WEST, A DISTANCE OF 32.36 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 4245, PAGE 843, Y.C.O.R.;

THENCE ALONG SAID EAST LINE, NORTH 01°59'51" EAST, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 2,627.03 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.



ACADEMY WAY

(ACROSS FAIN LAND & CATTLE COMPANY)

A RIGHT OF WAY FOR PUBLIC PURPOSES OF INGRESS, EGRESS, AND PUBLIC UTILITIES LOCATED IN A PORTION OF SECTION 20, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE GILA AND SALT RIVER MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 20 AS DEPICTED IN BOOK 29 OF MAPS AND PLATS, PAGE 66, Y.C.O.R., TOWN OF PRESCOTT VALLEY ANNEXATION 92-A; THENCE ALONG THE WEST LINE OF SAID SECTION 20, SOUTH 01°24'29" EAST, A DISTANCE OF 2,624.46 FEET TO A 1" UNMARKED PIPE; THENCE CONTINUE ALONG SAID LINE, SOUTH 01°24'09" EAST, A DISTANCE OF 86.70 FEET; THENCE LEAVING SAID LINE, SOUTH 88°59'02" EAST, A DISTANCE OF 1,360.32 FEET TO A 5/8" REBAR IN HAND HOLE; THENCE CONTINUE SOUTH 88°59'02" EAST A DISTANCE OF 2.25 FEET TO A POINT ON THE EAST LINE OF THAT PARCEL DESCRIBED AT BOOK 4245, PAGE 843, Y.C.O.R., AND THE BEGINNING OF THE CENTERLINE OF ACADEMY WAY; THENCE CONTINUE SOUTH 88°59'02" EAST ALONG SAID CENTERLINE, A DISTANCE OF 31.85 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 01°08'25"; THENCE EASTERLY ALONG THE ARC OF SAID CENTERLINE, A DISTANCE OF 11.94 TO A POINT ON THE EAST LINE OF PRESCOTT VALLEY ANNEXATION 90-F AS RECORDED AT BOOK 28 OF MAPS AND PLATS, PAGE 55, Y.C.O.R., SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID EAST LINE, NORTH 02°35'35" EAST, A DISTANCE OF 30.03 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF ACADEMY WAY AND THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 00°16'04" WEST, A RADIAL DISTANCE OF 570.00 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID NORTH RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 20°03'08", A DISTANCE OF 199.49 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, NORTH 69°40'47" EAST, A DISTANCE OF 103.80 FEET;

THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, NORTH 18°15'16" EAST, A DISTANCE OF 25.59 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ENTERPRISE PARKWAY AS DESCRIBED AT RECEPTION #2014-0057367, Y.C.O.R.;

THENCE ALONG SAID WESTERLY RIGHT OF WAY, SOUTH 20°17'57" EAST, A DISTANCE OF 50.00 FEET;

THENCE CONTINUE SOUTH 20°17'57" EAST ALONG SAID LINE, A DISTANCE OF 14.72 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 69°40'42" EAST, A RADIAL DISTANCE OF 834.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 02°25'45", A DISTANCE OF 35.36 FEET;

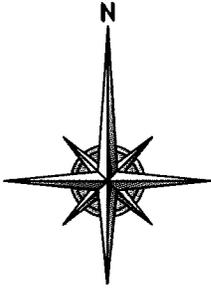
THENCE LEAVING SAID WESTERLY RIGHT OF WAY AND ALONG THE SOUTH RIGHT OF WAY OF ACADEMY WAY, NORTH 58°46'46" WEST, A DISTANCE OF 25.63 FEET;

THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY, SOUTH 69°40'47" WEST, A DISTANCE OF 104.53 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 20°19'14" WEST, A RADIAL DISTANCE OF 630.00 FEET;

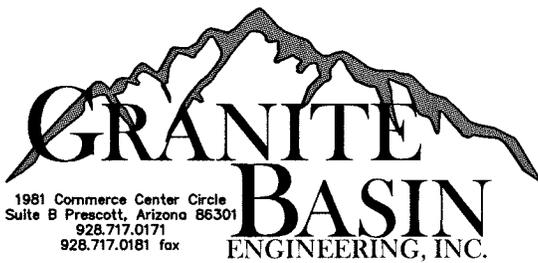
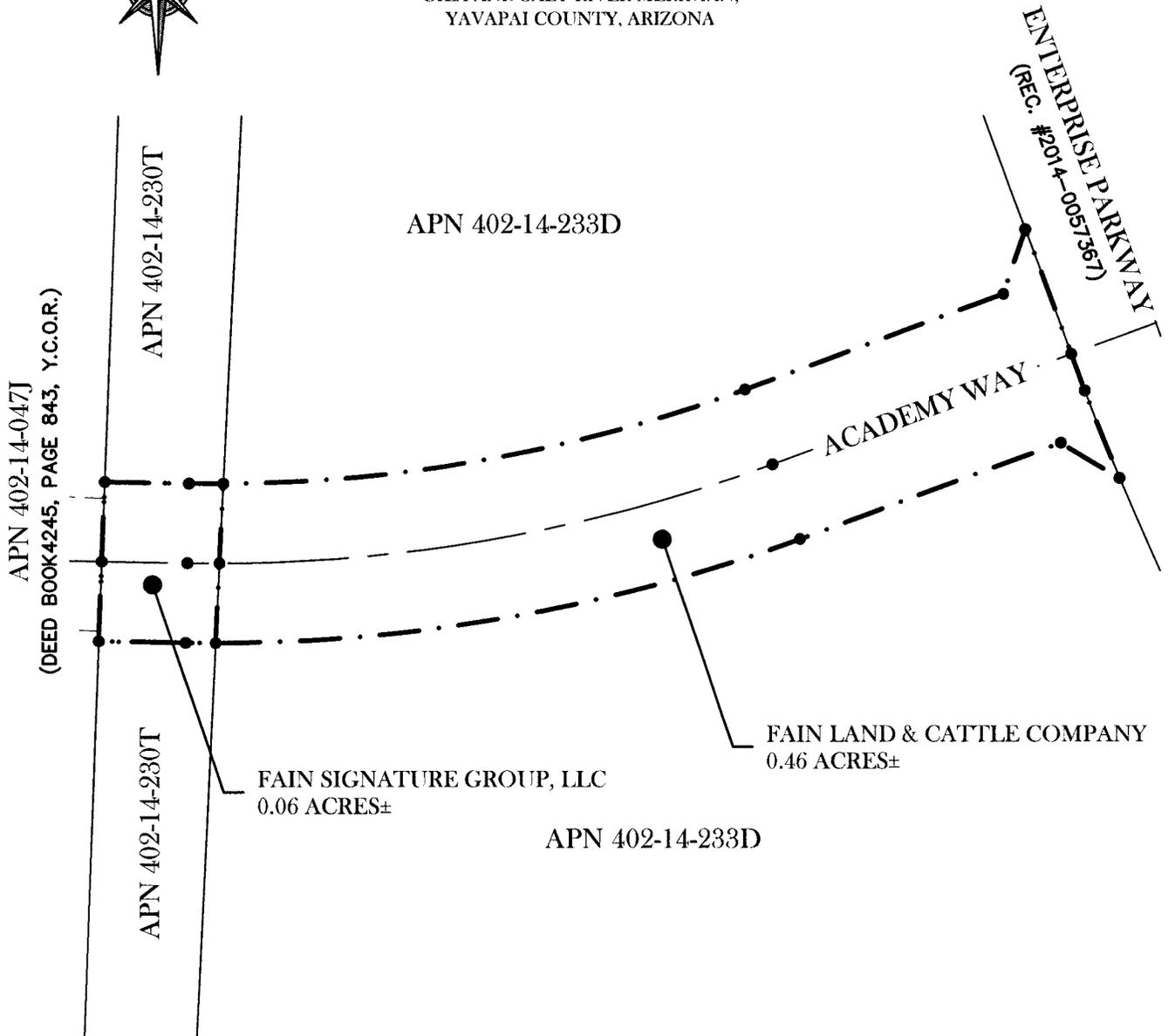
THENCE WESTERLY ALONG THE ARC OF SAID SOUTH RIGHT OF WAY, THROUGH A CENTRAL ANGLE OF 20°19'33", A DISTANCE OF 223.49 FEET TO A POINT ON THE EAST LINE OF PRESCOTT VALLEY ANNEXATION 90-F AS RECORDED AT BOOK 28 OF MAPS AND PLATS, PAGE 55, Y.C.O.R.;

THENCE LEAVING SAID SOUTH RIGHT OF WAY AND ALONG SAID EAST LINE, NORTH 02°35'35" EAST, A DISTANCE OF 30.03 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 20,184.05 SQUARE FEET OR 0.46 ACRES, MORE OR LESS.



**ACADEMY WAY
 DEDICATION EXHIBIT**
 SITUATED IN
 SECTION 20, TOWNSHIP 14 NORTH,
 RANGE 1 EAST
 GILA AND SALT RIVER MERIDIAN,
 YAVAPAI COUNTY, ARIZONA



**ACADEMY WAY
 DEDICATION EXHIBIT**

FAIN SIGNATURE GROUP, LLC
 3001 N. MAIN STREET SUITE 2B,
 PRESCOTT VALLEY, AZ. 86314

GBE JOB #: 15068

DRAWN BY: TL

DATE: MAY 2015

SCALE 1"=60'

