



**BOARD OF SUPERVISORS AGENDA ITEM REPORT**

**Requested Board Meeting Date:** 09/15/2015

**Title:** Treasurer's Deed to the Board of Supervisors acting on behalf of the state of Arizona. A.R.S. § 42-18261 through § 42-18267.

**Introduction/Background:**

The Arizona Revised Statutes provide a process for the Treasurer to convey land to the state of Arizona upon the failure of property owners to redeem tax liens. A.R.S. § 42-18261 through § 42-18267. This agenda item pertains to approximately 2.2 acres of vacant land located behind the Costco near the northwest intersection of Grant and Wilmot Roads in Supervisor District 4. The property bears Pima County tax parcel number 110-16-2200 and is owned by Pantano Enterprises, Inc.

**Discussion:**

The County Administrator requested that the manager of Pima County Real Property Services seek a treasurer's deed. Subsequently, in accordance with A.R.S. § 42-18265, official notices were mailed by certified mail, return receipt requested, to the owner of the property as shown on the current tax roll and any other parties identified in a title search who have a legal or equitable interest in the property recorded with the county recorder, advising of the delinquency taxes, interest, penalties and interest and payoff amount. The notices were mailed by certified mail, return receipt requested, more than 90 days prior to execution and delivery of the treasurer's deed. Additionally, notice was published in a newspaper of general circulation in Pima County and posted on the property. The tax liens were not redeemed according to law by the deadline set by statute. Upon application by the Board and delivery of the treasurer's deed, the redemption rights of all persons will terminate. Thereafter, the Board may auction and sell the property, and the proceeds shall be disposed of as provided by statute. A.R.S. § 42-18301, et seq.

**Conclusion:**

Because the tax liens were not redeemed according to law by the deadline set by statute, upon application by the Board, the Treasurer will execute and deliver to the Board of Supervisors, acting on behalf of the state, a treasurer's deed conveying the Pantano Enterprises, Inc. property to the state of Arizona. A.R.S. § 42-18267.

**Recommendation:**

The Board of Supervisors should: A.) ratify the application made by the County Administrator on behalf of the Board for a treasurer's deed, and B.) accept the treasurer's deed as delivered by the Pima County Treasurer.

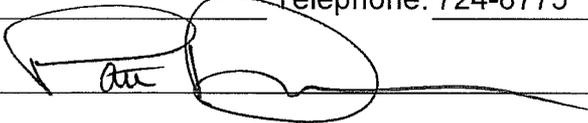
**Fiscal Impact:**

N/A

**Board of Supervisor District:**

- 1
- 2
- 3
- 4
- 5
- All

Department: TREASURER Telephone: 724-8775

Department Director Signature/Date: 

Deputy County Administrator Signature/Date: \_\_\_\_\_

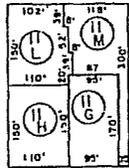
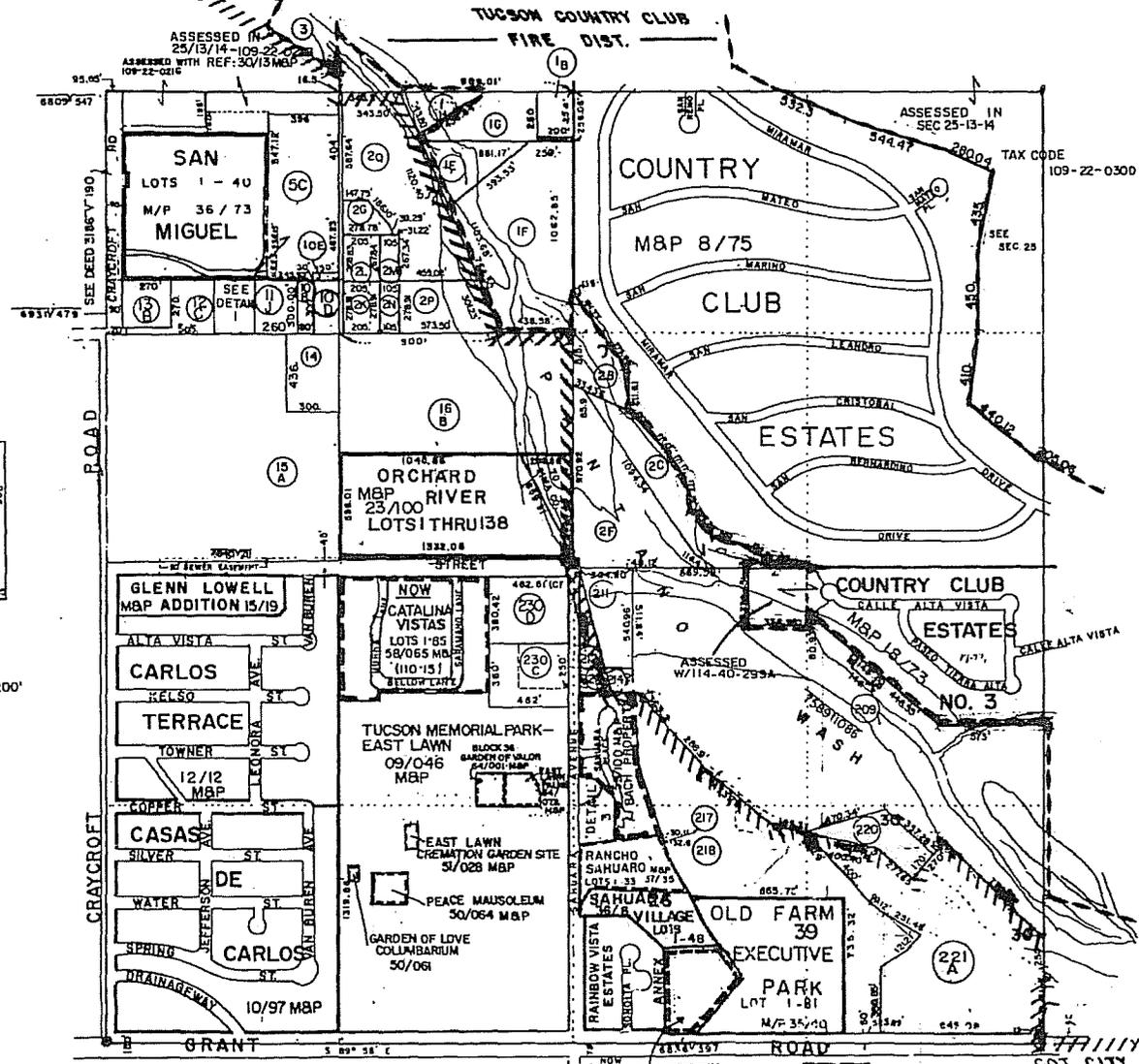
County Administrator Signature/Date: \_\_\_\_\_

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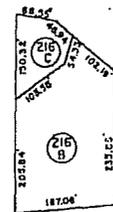
# ASSESSOR'S RECORD MAP

## SECTION 36, TOWNSHIP 13 SOUTH, RANGE 14 EAST

110-13  
 -14  
 -15  
 -16  
 114-40  
 109-22



DETAIL I  
 1" = 200'



DETAIL 2  
 1" = 200'



2014-2  
 SEE BOOK 1 PAGE 58, R.S.  
 SEE BOOK 1, PAGE 60, R.S.  
 SEE BOOK 7 PAGE 89 R.S.  
 SEE BOOK 7 PAGE 34 R.S.  
 SEE BOOK 9 PAGE 25 R.S.  
 SEE BOOK 10 PAGE 25 R.S.

SCANNED  
 131436

308(2)



# Proposed Deed

Know All Men By These Presents, on June 18, 2015 and June 25, 2015, that I, Beth Ford, Treasurer of Pima County, State of Arizona, published notice according to law in The Daily Territorial, a newspaper of general circulation in Pima County, Arizona, that both:

1. The Board of Supervisors of Pima County, acting on behalf of the State of Arizona, applied for a treasurer's deed to the real property described below.
2. Unless, the tax lien was redeemed before September 10, 2015, I would issue a treasurer's deed to the State of Arizona.

The property tax lien was not redeemed from that sale, and therefore, I foreclose the right to redeem and convey to the state of Arizona the following real property located in Pima County, Arizona:

STATE TAX CODE NO. 10 110-16-2200

Legal Description as shown in exhibit A



Parcel 10 110-16-2200: IRR NWLY PTN of SE4 SE4 2,18 AC SEC 36-13-14

Also described as:

That portion of the Southeast quarter of the Southeast quarter of Section 36, Township 13 South, Range 14 East of the Gila and Salt River Meridian, Pima County, Arizona, lying Northeasterly of the following described line:

Beginning at a point in the East line of the Southeast quarter of said Section 36, which point is North 00 degrees 16 minutes West a distance of 346.25 feet from the Southeast corner of said Southeast quarter;

Thence North 55 degrees 43 minutes West a distance of 387.74 feet;

Thence North 48 degrees 57 minutes West a distance of 827.65 feet;

Thence North 78 degrees 46 minutes West to a point of intersection with the West line of the Southeast quarter of the Southeast quarter of said Section 36.

Except that portion described in instrument recorded in Docket 5925, Page 682; and

ALSO Except that portion described in instrument recorded in Docket 6882, Page 253, described as follows:

Beginning at a point in the East line of the Southeast quarter of said Section 36, which point is North 00 degrees 16 minutes West, a distance OF 346.25 FEET FROM THE Southeast corner of said Southeast Quarter;

Thence North 55 degrees 43 minutes West, a distance of 387.74 feet;

Thence North 48 degrees 57 minutes West, 550.00 feet;

Thence North 41 degrees 03 minutes East, 270.00 feet;

Thence South 46 degrees 13 minutes 57 seconds East, 770.85 feet to the East line of the said Southeast quarter;

Thence South 00 degrees 16 minutes East along the East line of the said Southeast quarter, 250.00 feet to the Point of Beginning; and

ALSO Except that portion described in instrument recorded in Docket 7589, Page 1086, described as follows:

Beginning at the Southeast corner of said Section 36;

Thence along the East line of said Southeast Quarter, North 0 degrees 16 minutes 00 seconds West, 596.20 feet to the True Point of Beginning;

Thence North 46 degrees 13 minutes 57 seconds West, 770.85 feet;

Thence South 41 degrees 03 minutes 00 seconds West, 100 feet;

Thence North 47 degrees 31 minutes 27 seconds West, 357.28 feet;

Thence South 77 degrees 38 minutes 11 seconds West, 470.34 feet;

Thence North 78 degrees 44 minutes 00 seconds West measured (North 78 degrees 46 minutes 00 seconds West recorded), a distance of 195.3 feet;

Thence North 48 degrees 26 minutes 00 seconds West measured (North 48 degrees 28 minutes 00 seconds West recorded), a distance of 473.75 feet;

Thence North 42 degrees 11 minutes 00 seconds West measured (North 42 degrees 13 minutes 00 seconds West recorded), a distance of 288.90 feet;

Thence North 42 degrees 44 minutes 00 seconds West measured (North 42 degrees 46 minutes 00 seconds West recorded), a distance of 363.2 feet;

Thence North 11 degrees 23 minutes 00 seconds West measured (North 11 degrees 25 minutes 00 seconds West recorded), a distance of 105.29 feet to a point on the East line of the West half of the Northwest quarter of said Southeast quarter;

Thence North 00 degrees 02 minutes 03 seconds West along said East line, 511.84 feet to a point on the North line of said Southeast quarter;

Thence North 89 degrees 56 minutes 02 seconds East along said North line, 669.56 feet to the Northeast corner of the Northwest quarter of the Northeast quarter of the Northwest quarter of said Southeast quarter;

Thence North 89 degrees 53 minutes 43 seconds East measured (South 89 degrees 47 minutes 17 seconds East recorded) along the South line of Said subdivision, a distance of 574.63 feet measured (575 feet recorded), to a point on the East line of said Southeast quarter;

Thence South 00 degrees 06 minutes 03 seconds West along the East line of said Northwest quarter, a distance of 330.45 feet to the Southwest corner thereof;

Thence North 89 degrees 56 minutes 35 seconds East along the South line of the Northeast quarter of the Northeast quarter of the Northwest quarter of said Southeast quarter, a distance of 334.98 feet to the Southeast corner thereof;

Thence North 00 degrees 08 minutes 02 seconds West along the East line of said Northeast quarter, a distance of 80.93 feet to a point on the Southwesterly line of the plat of Country Club Estates No. 3 per map recorded in Book 18, Page 73 of Maps and Plats in the office of the Pima County Recorder, Pima County, Arizona;

Thence South 50- degrees 51 minutes 53 seconds East measured (South 50 degrees 56 minutes 30 seconds East recorded), along said Southwesterly subdivision line, a distance of 990.14 feet measured 989.36 feet recorded), to the most Southerly and Westerly corner of said subdivision;

Thence South 00 degrees 16 minutes 00 seconds East, 1174.53 feet to the True Point of Beginning.

Together with an easement for ingress, egress and utilities over the East 30 feet and the Northerly 30 feet of the above describe Exception.

Also Together with an easement for ingress and egress over that part of the Southeast quarter of said section 36, described as follows:

Beginning at the Southeast corner of said Southeast quarter;

Thence North 00 degrees 16 minutes West along the East line thereof, 346.25 feet;

Thence North 55 degrees 43 minutes West to the intersection with a line 30 feet from and parallel with the East line of said Southeast quarter;

Thence Southerly along said parallel line to the South line of said Southeast quarter;

Thence Easterly 30 feet to the Point of Beginning.