



BOARD OF SUPERVISORS AGENDA ITEM REPORT
AWARDS / CONTRACTS / GRANTS

Award Contract Grant

Requested Board Meeting Date: 08/13/2024

or Procurement Director Award:

* = Mandatory, information must be provided

***Contractor/Vendor Name/Grantor (DBA):**

Robert Parra and Trudy F. Parra

***Project Title/Description:**

Sale Agreement No. Sale-129

***Purpose:**

On May 7, 2024, the Pima County Board of Supervisors approved the sale of tax parcel 114-13-0700 (the "Property"). The Property consists of a 23,976 square foot parcel of land with a 1,588 sf single family residence, located at 5001 N. Kolb Road, Lot 53 Quail Canyon. The property was originally purchased for the Kolb Road right of way improvements; Sabino Canyon to Sunrise Drive (4KRSCS). The Property is being sold pursuant to A.R.S. Section 11-251(9). The high bidder for the property was Robert and Trudy Parra ("Buyer") at a public auction held on June 17, 2024.

***Procurement Method:**

Exempt pursuant to Pima County Code 11.04.202

***Program Goals/Predicted Outcomes:**

Pima County will receive revenue and will no longer have liability and maintenance responsibility for the Property.

***Public Benefit:**

Receipt of the revenue for the sale of surplus property.

***Metrics Available to Measure Performance:**

An independent fee appraiser valued the Property at \$240,000.00. The property is being sold for \$389,000.00, which includes an administration fee of \$1,000.00.

***Retroactive:**

No

Location Map attached.

To: COB, 7-31-24(1)
vers 0
pgs: 19

JUL 23 24 PM 12:40:00

THE APPLICABLE SECTION(S) BELOW MUST BE COMPLETED

Click or tap the boxes to enter text. If not applicable, indicate "N/A". Make sure to complete mandatory (*) fields

Contract / Award Information

Document Type: CT Department Code: RPS Contract Number (i.e., 15-123): CT2400000016
Commencement Date: 8/13/2024 Termination Date: 9/12/2024 Prior Contract Number (Synergen/CMS):
Expense Amount \$ Revenue Amount: \$ 389,000.00

*Funding Source(s) required:

Funding from General Fund? Yes No If Yes \$ %

Contract is fully or partially funded with Federal Funds? Yes No

If Yes, is the Contract to a vendor or subrecipient?

Were insurance or indemnity clauses modified? Yes No

If Yes, attach Risk's approval.

Vendor is using a Social Security Number? Yes No

If Yes, attach the required form per Administrative Procedure 22-10.

Amendment / Revised Award Information

Document Type: Department Code: Contract Number (i.e., 15-123):
Amendment No.: AMS Version No.:
Commencement Date: New Termination Date:
Prior Contract No. (Synergen/CMS):

Expense Revenue Increase Decrease

Amount This Amendment: \$

Is there revenue included? Yes No If Yes \$

*Funding Source(s) required:

Funding from General Fund? Yes No If Yes \$ %

Grant/Amendment Information (for grants acceptance and awards)

Award Amendment

Document Type: Department Code: Grant Number (i.e., 15-123):
Commencement Date: Termination Date: Amendment Number:

Match Amount: \$ Revenue Amount: \$

*All Funding Source(s) required:

*Match funding from General Fund? Yes No If Yes \$ %

*Match funding from other sources? Yes No If Yes \$ %

*Funding Source:

*If Federal funds are received, is funding coming directly from the Federal government or passed through other organization(s)?

Contact: Rita Leon

Department: Real Property Services

Telephone: 724-6424

Department Director Signature:

Date: 7/26/2024

Deputy County Administrator Signature:

Date: 7/26/2024

County Administrator Signature:

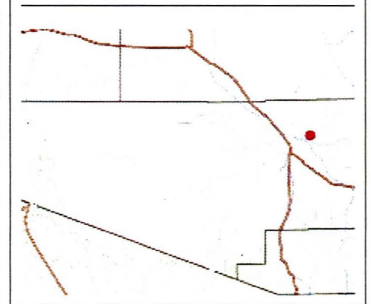
Date: 7/26/2024

Location Map

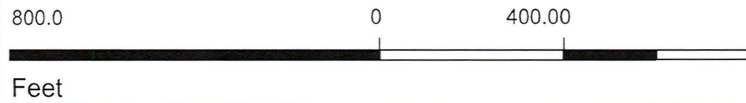


Legend

- Streets - All
- Parcels



Notes:



This map is static output from an internet mapping site and no warranty is expressed or implied as to the accuracy, reliability, currency or completeness of the data, and is for reference only

6/26/2024



SALES AGREEMENT No. Sale-129

1. **Defined Terms.** The following terms will be used as defined terms in this Acquisition Agreement and have the meaning set forth below ("**Agreement**"):

- 1.1. Seller: Pima County, a political subdivision of the State of Arizona
- 1.2. Buyer: Robert Parra and Trudy F. Parra, husband and wife
- 1.3. Purchase Price: the sum of Three Hundred and Eighty Nine Thousand Dollars (\$ 389,000.00)
- 1.4. Earnest Money Deposit: the sum of Thirty-Eight Thousand Nine Hundred Dollars (\$ 38,900.00)
- 1.5. Title Company: First American Title, Rhonda Herrera, Sr. Escrow Officer, 1840 E. River Road, Tucson, Arizona 85718
- 1.6. Effective Date: the date Seller and Buyer have approved and accepted this Agreement by affixing their signatures. The date Seller executes this Agreement is the date this Agreement is signed by the Chair of the Pima County Board of Supervisors.
- 1.7. Property: the real property described in **Exhibit A** and depicted in **Exhibit A-1**, together with all improvements thereon and all water rights associated with the Property, if any. Reserving to Grantor a Drainage Easement described in **Exhibit B** and Depicted in **Exhibit B-1**.

1.8. Seller's Address: Jeffrey Teplitsky, Director, Pima County Real Property Services, 201 N Stone Ave, 6th Flr, Tucson, AZ 85701-1207; E-mail: Jeffrey.Teplitsky@pima.gov

1.9. Buyer's Address: Robert & Trudy F. Parra, c/o John Cabrera, 5773 E. Paseo Cimarron, jcabreratucson@gmail.com

2. **Parties; Effective Date.** This Agreement is entered into between Seller and Buyer, and shall be effective on the Effective Date. Seller and Buyer are collectively referred to herein as the "**Parties**," and individually as a "**Party**."

3. **Purchase of Property.** Buyer agrees to acquire from Seller, and Seller agrees to convey to Buyer, in consideration of the Purchase Price, Seller's fee interest in the Property, for the Purchase Price, payable as follows:

3.1. On the Effective Date, Buyer will pay the Earnest Money Deposit to Title Company as escrow agent. Escrow Agent is hereby instructed to deposit all such payments in a federally insured money market or other similar account, subject to immediate withdrawal, at a bank or savings and loan institution located in Tucson, Arizona. If the escrow closes, the Earnest Money Deposit shall be credited against the Purchase Price, and any interest earned on the Earnest Money Deposit shall be paid to Buyer. If the escrow fails to close because of a default by Seller, then the Earnest Money Deposit and all interest earned thereon shall be returned to Buyer. If the escrow fails to close because of a default by Buyer, then the earnest money and all interest earned thereon shall be paid to Seller.

3.2. The remainder of the Purchase Price will be paid to the Seller in cash at closing.

4. **Closing Costs, Title and Prorations.**

4.1. Closing Costs. Expenses incidental to transfer of title, recording fees, escrow fees and releases shall be paid 50% by Buyer and 50% by Seller. Buyer will pay all other Closing Costs related to the Closing.

4.2. Title. Buyer will pay for a Standard Owner's Title Insurance Policy for the Property, in the amount of the Purchase Price.

4.3. Prorations. Property taxes, rents, and annual payment of assessments with interest, if any (collectively "**Prorations**") will be prorated as of the date of Closing.

5. **Escrow and Title.**

5.1. Escrow. Title Company will act as escrow agent. This Agreement will constitute escrow instructions in connection with the escrow established with Title Company under this Agreement (the "**Escrow**"). Title Company will make reasonably suitable arrangements with either Party, upon that Party's request, to have the Party execute any of the documents to be executed by that Party as provided in this Agreement at the office of Title Company that is most convenient for Buyer.

5.2. Title Commitment. Escrow Agent will distribute to the Parties a Commitment for Standard Owner's Title Insurance (the "**Commitment**") together with complete and legible copies of all documents which will remain as exceptions to Buyer's policy of title insurance.

5.3. Amended Commitment. In the event Title Company should issue an Amended Commitment for Title Insurance which discloses an exception(s) not previously disclosed, Buyer shall have fifteen (15) days after the receipt of the Amended Commitment and the new Exceptions (the "**Disapproval Period**") within which to notify Seller and the Escrow Agent in writing of Buyer's disapproval of any new exceptions shown thereon (the "**Disapproval Notice**"). In the event of such disapproval, Seller shall have ten (10) days from receipt of the Disapproval Notice in which to notify Buyer in writing whether Seller intends to eliminate each of the disapproved Exceptions prior to the Closing (the "**Notice Period**"). If Seller fails to notify Buyer of its intent with respect to the disapproved items within that time or if Seller elects not to cure all disapproved items, Buyer may terminate this Agreement and the Escrow will be canceled. If the Amended Commitment is issued less than fifteen (15) days prior to the date of the Closing, then the date of the Closing is extended until the end of the Disapproval Period and the Notice Period, if applicable.

5.4. Title Policy is Condition to Closing. Buyer's obligation to Close is contingent upon Title Company being prepared to issue a Standard Owner's Title Insurance Policy for the Property, in the amount of the Purchase Price, subject only to the exceptions on **Exhibit C** and the standard printed exceptions in the policy.

6. **Closing.**

6.1. Closing Date. The Closing of the sale of the Property to Buyer (the "**Closing**") will take place at the office of Title Company on or before thirty (30) days after the Effective Date, unless extended by Seller and Buyer.

6.2. Deliveries by Buyer at Closing. At Closing, Buyer shall deliver to Seller through Escrow the following:

6.2.1. The Purchase Price, which will be paid in full at Closing payable to Title Company by Buyer's check; and

6.2.2. Such additional documents as Seller or Escrow Agent may reasonably require to effectuate the purchase.

6.3. Deliveries by Seller at Closing. At Closing, Seller will deliver to Buyer through Escrow the following:

6.3.1. An executed Special Warranty Deed in the form of **Exhibit D**; and

6.3.2. Such additional documents as Buyer or Escrow Agent may reasonably require to effectuate the Purchase.

6.4. Delivery of Possession. Seller shall deliver possession of the Property to Buyer at Closing.

7. **Disclosures and Covenants.**

7.1. "As-Is" Sale. Buyer accepts the Property in an AS IS CONDITION, with NO WARRANTY FROM SELLER OF ANY KIND WHATSOEVER, EXPRESS OR IMPLIED, AS TO THE CONDITION THEREOF.

7.2. Cultural Resources. Buyer is hereby notified that cultural resources (archaeological, cultural, or historic resources) may be present on the subject property. In the event development or ground disturbance is planned, these cultural resources may require treatment (inventory assessment, and mitigation), approved by Pima County and the State Historic Preservation Office.

7.3. Condition of Property. Buyer is solely responsible for conducting its own due diligence regarding the condition of the Property.

7.4. Risk of Loss for Damage to Improvements. Seller bears the risk of loss or damage to the Property prior to Closing. After Closing, the risk of loss or damage to the Property rests with Buyer.

7.5. Use of Property by Seller. Seller will maintain the Property in substantially the same condition as it is presently in, ordinary wear and tear excepted, and without liens or encumbrances that Seller will be able to cause to be released before the Closing.

8. **Environmental.**

8.1. Environmental Representations. Buyer and Seller agree that neither party is assuming any obligation of the other party relating to any potential liability, if any, arising from the environmental condition of the Property, each party remaining responsible for its obligations as set forth by law.

8.2. Environmental Inspection Rights.

8.2.1. From and after the Effective Date, Seller shall permit Buyer to conduct such inspections of the Property as the Buyer deems necessary to determine the environmental condition of the Property. If any environmental inspection recommends further testing or inspection, the Parties hereby agree to extend the date of Closing to at least thirty (30) days after the report for such additional testing or inspection is completed on behalf of Buyer, but not later than an additional one hundred eighty (180) day extension.

8.2.2. If any environmental inspection reveals the presence of contamination or the need to conduct an environmental cleanup, Buyer shall provide written notice to Seller, prior to Closing, of any items disapproved by Buyer as a result of Buyer's inspection (the "**Objection Notice**"). If Buyer sends an Objection Notice, Seller may, within five (5) business days of receipt of the Objection Notice, notify Buyer if Seller is willing to cure any of the items to which Buyer objected (the "**Cure Notice**"). If Seller elects not to send Buyer a Cure Notice or if Seller's Cure Notice is not acceptable to Buyer, then Buyer may elect to terminate this Agreement, in which case the Agreement will be terminated and of no further force and effect.

9. **Broker's Commission.** No broker or finder has been used by Buyer or Seller.

10. **Default, Remedies, and Conditions Precedent.** In the event either Party defaults under this Agreement, the other Party shall be entitled to pursue all rights and remedies available at law or in equity, including specific performance. To the extent a Party seeks damages, the recovery is limited to actual damages (including any losses or penalties suffered by Buyer as a result of any violation of federal arbitration provisions caused by a wrongful failure of Seller to perform). Neither Party is entitled to exemplary, punitive, special, indirect or consequential damages.

11. **Exhibits.** The following Exhibits are fully incorporated herein as if set forth at length. To the extent that any Exhibits to this Agreement are not available at the execution thereof, they will be added by the Parties prior to Closing and will be in form and substance reasonably satisfactory to the Parties.

- Exhibit A** **Description of Property**
- Exhibit A-1** **Depiction Showing Property**
- Exhibit B** **Description of Drainage Easement**
- Exhibit B-1** **Depiction Showing Drainage Easement**
- Exhibit C** **Permitted Exceptions for Property**
- Exhibit D** **Form of Deed for Property**

12. **Miscellaneous Provisions.** The following miscellaneous provisions apply to this Agreement:

12.1. Notices.

12.1.1. *Writing.* All notices required or permitted to be given hereunder must be in writing and mailed by first class, registered, certified or overnight mail, return receipt requested, postage prepaid, or transmitted by electronic mail, facsimile, or hand delivered, addressed to Seller's address or Buyer's address.

12.1.2. *Receipt.* If mailed, all such notices, demands, requests, or other communications are deemed received upon the expiration of seventy-two (72) hours after deposit in the U.S. mail as aforesaid. Notice served personally or by electronic mail or facsimile is deemed served upon delivery thereof to the addressee. Rejection or other refusal to accept or the inability to deliver because of changed address of which no notice was given is deemed to be receipt of the notice, demand or request sent. Any party entitled to notices hereunder may from time to time designate to the other parties, in writing and given in accordance with this Section, a different address for service of notice.

12.2. Governing Law. This Agreement is subject to, and interpreted by and in accordance with, the laws of the State of Arizona. Any action to be brought under this Agreement must be filed and maintained in a court in Pima County, Arizona.

12.3. Entire Agreement. This Agreement is the entire Agreement of the Parties respecting the subject matter hereof. There are no other agreements, representations or warranties, whether oral or written, respecting the subject matter hereof.

12.4. Interpretation. This Agreement, and all the provisions of this Agreement, is deemed drafted by all of the Parties. This Agreement will not be interpreted strictly for or against any Party, but solely in accordance with the fair meaning of the provisions hereof to effectuate the purposes and intent of this Agreement.

12.5. No Representations. Each Party has entered into this Agreement based solely upon the agreements, representations and warranties expressly set forth herein and upon that Party's own knowledge and investigation. Neither Party has relied upon any representation or warranty of any other Party except any such representations or warranties as are expressly set forth herein.

12.6. Signing Authority. Each of the persons signing below on behalf of a Party represents and warrants that the signer has full requisite power and authority to execute and deliver this Agreement on behalf of the Party for whom the signer signs and to bind such Party to the terms and conditions of this Agreement.

12.7. Counterparts. This Agreement may be executed in counterparts, each of which is effective as an original. This Agreement becomes effective only when all of the Parties have executed the original or counterpart hereof. This Agreement may be executed and delivered by a facsimile transmission or email of a counterpart signature page hereof.

12.8. Attorney's Fees and Costs. In any action brought by a Party to enforce the obligations of any other Party, the prevailing Party is entitled to collect from the opposing Party to such action such Party's reasonable litigation costs and attorney's fees and expenses, including court costs, reasonable fees of accountants and experts, and other expenses incidental to the litigation in addition to all other relief, all of which will be set by a judge and not by a jury, to which the prevailing Party may be entitled.

12.9. Binding Affect. This Agreement is binding upon and inures to the benefit of

the Parties and their respective successors and permitted assigns.

12.10. No Third Party Beneficiaries. This is not a third party beneficiary contract. No person or entity other than a Party signing this Agreement has any rights under this Agreement, except as expressly provided in this Agreement.

12.11. Amendment. This Agreement may be amended or modified only in a writing signed by the Parties, which specifically references this Agreement.

12.12. No Partnership. Nothing in this Agreement creates a partnership or joint venture, or authorizes any Party to act as agent for or representative of any other Party.

12.13. No Waiver. The failure of a Party to require full or timely performance of any obligation arising under this Agreement (whether on a single occasion or on multiple occasions) is not a waiver of any such obligation. No such failure gives rise to any claim of estoppel, laches, course of dealing, amendment of this Agreement by course of dealing, or other defense of any nature to any obligation arising hereunder.

12.14. Time of the Essence. Time is of the essence with respect to each obligation arising under this Agreement.

12.15. Conflict of Interest. This Agreement is subject to cancellation within three (3) years after its execution pursuant to [A.R.S. § 38-511](#) if any person significantly involved in initiating, negotiating, securing, drafting, or creating this Agreement on behalf of Buyer is, at any time while this Agreement or any extension of the Agreement is in effect, an employee or agent of any other party to the Agreement with respect to the subject matter of the Agreement.

Buyer's Approval and Acceptance:

Robert Parra & Trudy ^{r.p.} Parra:



Robert Parra

Date: 6/20/24

Trudy F. Parra
Trudy F. Parra

Date: 6-20-24

Seller's Approval and Acceptance:

SELLER: PIMA COUNTY, a political subdivision of the State of Arizona:

Adelita Grijalva, Chairman, Board of Supervisors

Date

ATTEST:

Melissa Manriquez, Clerk of Board

Date

APPROVED AS TO CONTENT:

Jeffrey Teplitsky 7/17/2024
Jeffrey Teplitsky, Director, Real Property Services

Carmine DeBonis 7/24/2024
Carmine DeBonis, Deputy County Administrator, Public Works

APPROVED AS TO FORM:

Rachelle Barr 07/16/2024
Rachelle Barr, Deputy County Attorney

Exhibit A

Lot 53, Quail Canyon, a subdivision of Pima County, Arizona, as set forth in the office of Pima County Recorder in Book 31 of Maps at Page 61 and Corrected by Declaration of Scrivener's Error recorded in Docket 6473 at Page 900.

Except all Coal and other Minerals as set forth in Patent from the United States of America; and

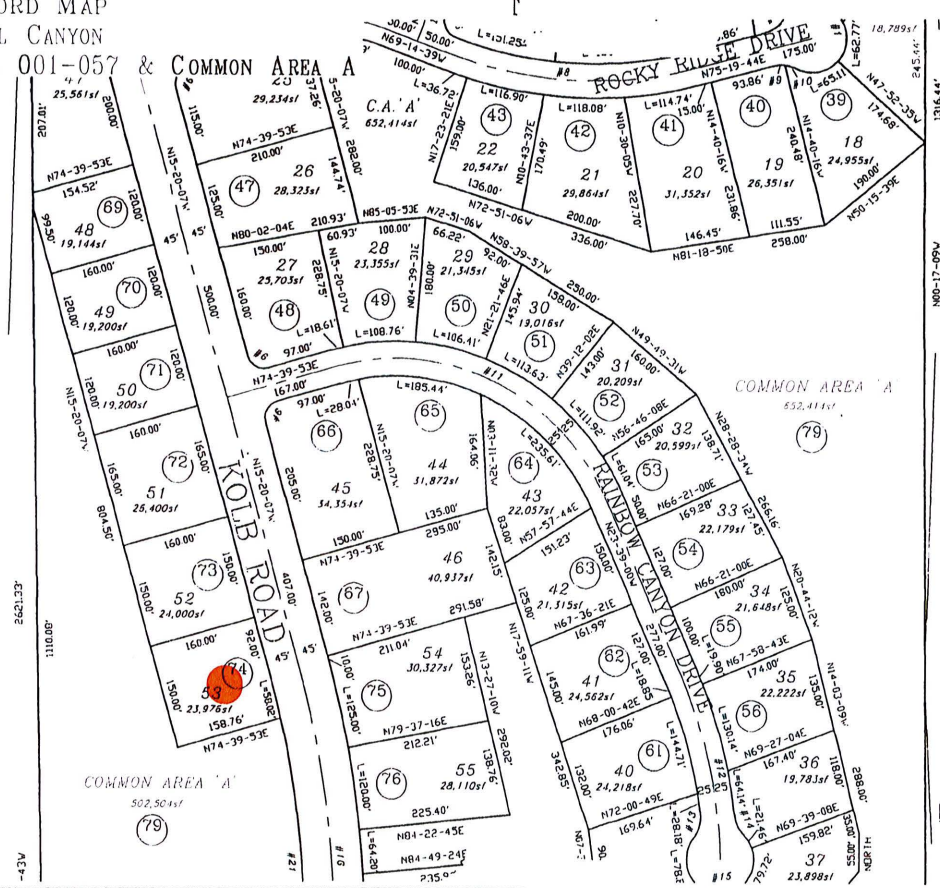
Except all Oil and Mining Rights as reserved in Deed recorded in Docket 1073 at Page 97.

EXHIBIT "A-1"

ASSESSOR'S RECORD MAP

114-13

QUAIL CANYON
LOTS 001-057 & COMMON AREA A



SEC. BOOK 31 PAGE 061 MAP
1983-2
S17, E135, R15E S09/0N/23
N07/13/061_03 09/08/2018
0 60 120 180 240
FEET

September 21, 2018
Psomas #7PIM160201

Exhibit "B"

**LEGAL DESCRIPTION
(DE 14A)**

A portion of Lot 53 of Quail Canyon as recorded in Book 31 of Maps & Plats, Page 61, records of Pima County, Arizona, located in the southwest one-quarter of Section 17, Township 13 South, Range 15 East, Gila and Salt River Meridian, Pima County, Arizona, described as follows:

COMMENCING at the southwest corner of said Section 17, monumented by a punched 2 ½" Lead Cap Pipe, from which a ½" Rebar with "PCDOT 23" tag at the south one-quarter corner, of said Section 17 bears North 89°22'19" East (basis of bearing for this legal description) a distance of 2625.50 feet;

THENCE upon the south line of said southwest one-quarter, North 89°22'19" East a distance of 393.45 feet to the intersection of said south line and the "Right-of-Way Centerline" of Kolb Road as depicted on Record of Survey sequence number 20172300175, records of Pima County, lying on the arc of a non-tangent curve, concave to the east, a radial line of said curve through said point having a bearing of South 79°22'00" West;

THENCE upon said "Right-of-Way Centerline," northerly upon the arc of said curve, to the right, having a radius of 1625.00 feet and a central angle of 17°43'27" for an arc length of 502.68 feet;

THENCE continuing upon said "Right-of-Way Centerline," North 07°05'27" East a distance of 265.44 feet to a point of curvature of a tangent curve, concave westerly;

THENCE continuing upon said "Right-of-Way Centerline," northerly upon the arc of said curve, to the left, having a radius of 1400.00 feet and a central angle of 23°03'27" for an arc length of 563.40 feet;

THENCE continuing upon said "Right-of-Way Centerline," North 15°58'00" West a distance of 91.88 feet;

THENCE South 74°02'00" West a distance of 45.00 feet to the northeast corner of said Lot 53 and the **POINT OF BEGINNING**, lying upon the west right-of-way of said Kolb Road;

THENCE upon the east line of said Lot 53 and said west right-of-way, South 15°58'00" East a distance of 34.28 feet;

THENCE South 74°02'00" West a distance of 10.00 feet;

THENCE parallel with said west right-of-way, North 15°58'00" West a distance of 34.28 feet to the north line of said Lot 53;

THENCE upon said north line, North 74°02'00" East a distance of 10.00 feet to the **POINT OF BEGINNING**.

See Depiction of Exhibit A attached hereto and made a part hereof.

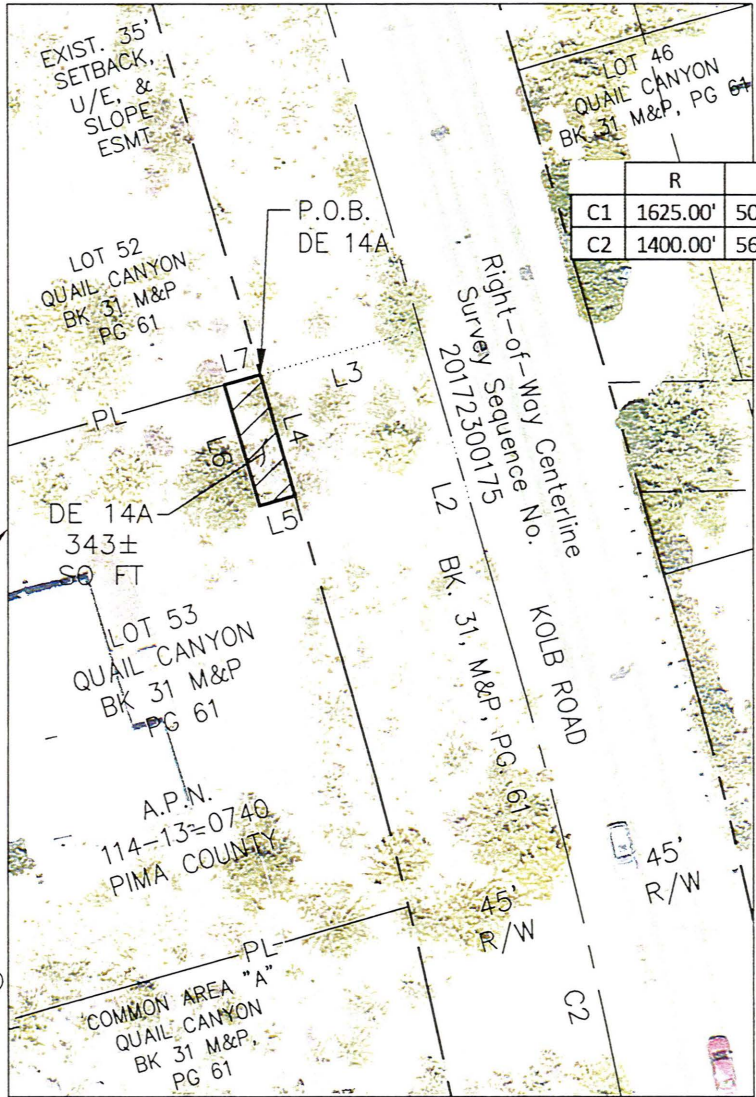
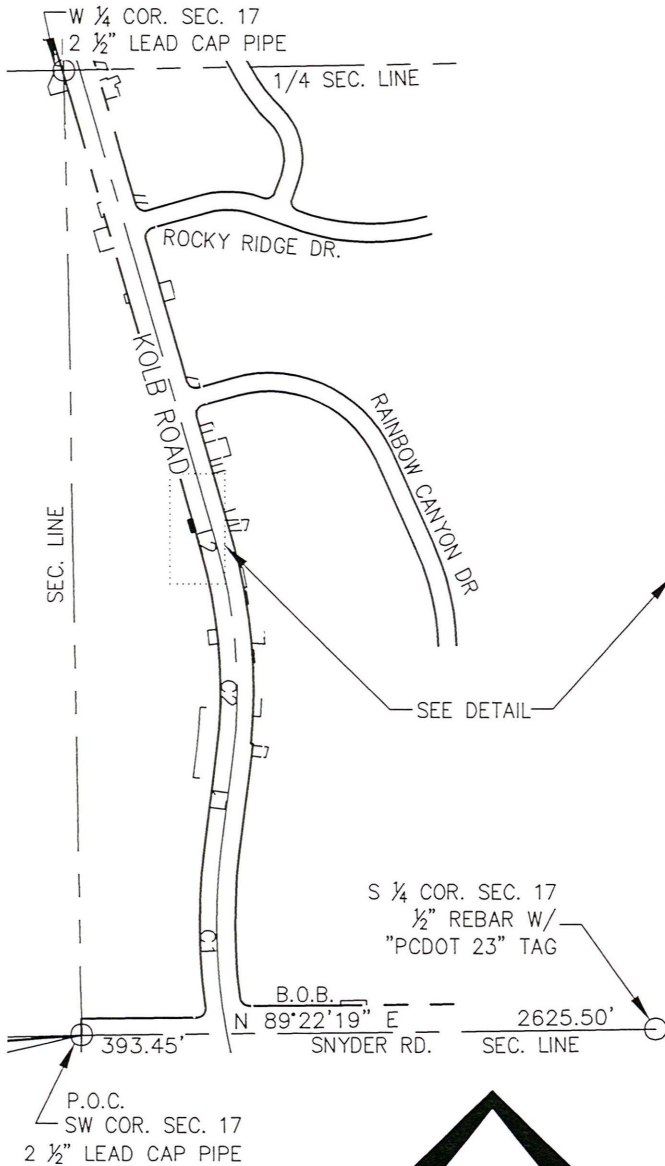
Prepared by:
Psomas,



Ernest Gomez, AZ. R.L.S. 27739

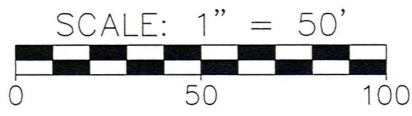
Exhibit B-1

T:\7PIM160201\SURVEY\LEGAL\S\DrainageESMTs\DE14A.dwg 8.5x11 Landscape Last Saved: 9/26/2018 By: Richard.iman Plotled: 10/1/2018 11:16:59 AM



	R	L	Δ	CB	CL
C1	1625.00'	502.68'	17°43'27"	N 1°46'17" W	500.68'
C2	1400.00'	563.40'	23°03'27"	N 4°26'17" W	559.61'

	BEARING	DISTANCE
L1	N 7°05'27" E	265.44'
L2	N 15°58'00" W	91.88'
L3	S 74°02'00" W	45.00'
L4	S 15°58'00" E	34.28'
L5	S 74°02'00" W	10.00'
L6	N 15°58'00" W	34.28'
L7	N 74°02'00" E	10.00'



PSOMAS



N. T. S.

333 E. Wetmore Road, Suite 450
Tucson, AZ 85705
(520) 292-2300 (520) 292-1290 fax
www.psomas.com

DRAINAGE EASEMENT (DE 14A)
A PORTION OF LOT 53 OF QUAIL CANYON
AS RECORDED IN BK. 31 OF M&P, PG. 61,
LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 17,
TOWNSHIP 13 SOUTH, RANGE 15 EAST,
GILA & SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



EXHIBIT "C"

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50210204 (7-13-23)



Exhibit C (Continued)

8. Taxes for the full year of 2024.
(The first half is due October 1, 2024 and is delinquent November 1, 2024. The second half is due March 1, 2025 and is delinquent May 1, 2025.)
9. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
10. The right to enter upon said land and prospect for and remove all coal, oil, gas, minerals or other substances, as reserved in the Patent to said land, recorded as [Docket 1073 at Page 97](#)
11. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
12. Any charge upon said land by reason of its inclusion in THE QUAIL CANYON HOMEOWNERS MASTER ASSOCIATION.
13. Covenants, conditions and restrictions in the document recorded as [Docket 6150, Page 986](#); [Docket 6224, Page 468](#); [Docket 6377, Page 13](#); [Docket 6227, Page 1](#); [Docket 8592, Page 342](#); [Docket 10540, Page 1](#); and [Docket 10549, Page 1](#); ByLaws recorded as [2017-3540445](#); Articles of Incorporation recorded as [2017-3540447](#) and Amendment recorded as [2017-3540448](#) and Declaration recorded as [2017-3540449](#) of Official Records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin, to the extent such covenants, conditions or restrictions violate Title 42, Section 3604(c), of the United States Codes.
14. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as [Book 31 of Maps, Page 61](#) and Corrected by Declaration of Scrivener's Error recorded in [Docket 6473 at Page 900](#), but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
15. Water rights, claims or title to water, whether or not shown by the public records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I--Requirements; and Schedule B, Part II--Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Form 50210204 (7-13-23)

Exhibit "D"

When Recorded, Please Return to:
Robert & Trudy S. Parra
5773 N. Kolb
Tucson, Arizona 85750

Exempt from Affidavit of Value per A.R.S. § 11-1134(A)(3).

Special Warranty Deed

For the consideration of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned, PIMA COUNTY, a political subdivision, of the State of Arizona, the "Grantor" herein, does hereby convey to Robert Parra and Trudy F. Parra, husband and wife, the "Grantee" herein, the following real property (the "Property") situated in Pima County, Arizona, together with all wells, water rights and mineral rights in which Grantor has an interest and appurtenant thereto:

As described in **Exhibit A** attached hereto.

Reserving on to the Grantor an easement for drainage as described in **Exhibit "B"**

Subject to all 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 and all matters a survey or inspection of the Property would reveal.

Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of Grantor herein and no other, subject to the matters set forth above.

Restrictive Covenant.

Restriction. By accepting the Property, the Grantee, for himself, herself, his/her heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does hereby covenant and agree as a covenant running with the land that in the construction, maintenance, or operation of any facilities or structures

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way [] Parcel []
Agent: RL	File #: Sale-0129	Activity #:	P [X] De [] Do [] E []

whatsoever on the Property, the grantee will not discriminate against any person on the grounds of that person's age, race, creed, color, religion, sex, disability or national origin.

Nature of Restriction. This Restrictive Covenant shall apply in perpetuity and shall run with the Property. The Restriction imposed shall be non-revocable without the written consent of at least 4 of the 5 members of the Pima County Board of Supervisors. The Restriction shall remain in effect notwithstanding any future annexation of any portion of the land by a municipality.

Enforcement of Restriction. Grantor may enforce the terms of this Restrictive Covenant through any available legal or equitable remedy, including but not limited to damages, and injunctive relief requiring the Grantee to cease and desist all activity in violation of this Restrictive Covenant. The failure of Grantor to insist upon the full and complete performance of any of the terms and conditions of this Restrictive Covenant, or to take any action permitted as a result thereof, shall not be construed as a waiver or relinquishment of the right to insist upon full and complete performance of the same, or any other covenant or condition, either in the past or in the future.

Protection of Cultural Resources.

In compliance with Pima County Board of Supervisors Policy Number C 3.17, Grantee is hereby notified that buried cultural resources (archeological or historic resources) may be present on the Property. In the event development or ground disturbance is planned, cultural resources compliance (inventory, assessment and/or mitigation) will be required, as approved by Pima County.

Grantee is aware that there may be limitations on ground disturbing activity and conveyance of title before cultural resources compliance requirements are met. All such inventory, assessment and/or mitigation costs are the responsibility of Grantee.

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EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: RL	File #: Sale-0129	Activity #:	P <input checked="" type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>

Grantor: Pima County, a political subdivision of the State of Arizona

By: Jeffrey Teplitsky, Director
Pima County Real Property Services

Date: _____

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me the ____ day of _____, 2019 by Jeffrey Teplitsky, Director Pima County Real Property Services.

Notary Public

My Commission Expires: _____

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors:	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: RL	File #: Sale-0129	Activity #:	P <input checked="" type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>