



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: March 15, 2016

Title: Quit Claim Deed for sliver of Land at intersection of Shannon Road and Linda Vista Road

Introduction/Background:

Recommend that the Board of Supervisors approve a Quit Claim Deed to clear up a title issue with respect to a small sliver of property at the above intersection, in order to avoid a quiet title action.

Discussion:

The County Attorney's Office was contacted by a lawyer representing the sellers in a real-property transaction regarding a cloud on the title of part of the property involved in the transaction. The cloud was created when a triangular piece of property was deeded to the County in 1981 by a Lawyer's Title trust that no longer actually had title to the property. The conveyance was therefore ineffectual. Subsequently, in 1986, there was another conveyance to the County that included almost all of the land described in the 1981 deed, plus some additional area, which covers all the actual improved roadway at that intersection. There is one very small sliver of property that was within the scope of the 1981 deed and not included in the 1986 deed. The County Attorney's Office has recommended that the County quit claim this small sliver to a private entity, Linda Vista 20 Limited Partnership, which appears to have a valid title claim.

Conclusion:

The property being quitclaimed is outside the improved roadway, and the County does not appear to have good title to it. Quitclaiming this small sliver of property avoids a quiet title action.

Recommendation:

That the Board of Supervisors approve the Quit Claim Deed.

Fiscal Impact:

None

Board of Supervisor District:

☒ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5 ☐ All

Department: Real Property Services

Telephone: 724-6379

Department Director Signature/Date: [Signature] 2-25-16

Deputy County Administrator Signature/Date: [Signature] 3/2/16

County Administrator Signature/Date: C. Dunkelbaug 3/2/16

QUITCLAIM DEED

For valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Pima County, a political subdivision of the State of Arizona, hereby quitclaims to Linda Vista 20 Limited Partnership, all its rights, title and interest in and to the following described property situated in Pima County, Arizona, together with all rights and privileges appurtenant thereto:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A".

Dated this _____ day of _____, 2016.

Pima County

Attest

Chair, Pima County Board of
Supervisors

Clerk of the Board

This instrument was acknowledged before me this _____ day of _____, 2016, by Sharon Bronson, Chair of the Pima County Board of Supervisors, on behalf of Pima County.

Notary Public

My Commission Expires:

Exhibit "A"
Legal Description

A triangular-shaped parcel of land which is a portion of the North one-half, of the Northwest Quarter, of the Northwest Quarter, of Section 21, Township 12 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, described as follows:

Beginning at the Northwest corner of said Section 21;

Thence South $89^{\circ}58'43''$ East along the North line of said section a distance of 45.00 feet;

Thence South $05^{\circ}04'11''$ West a distance of 402.23 feet to a point on the West line of said Section 21;

Thence North $00^{\circ}21'13''$ West along the West line of said section a distance of 400.00 feet to the point of beginning.

BUT EXCEPTING THEREFROM THE FOLLOWING TWO PARCELS:

The West 35.00 feet of Northwest Quarter of Northwest Quarter of the Northwest Quarter of Section 21, Township 12 South, Range 13 East, G. & S. R. B. & M., Pima County, Arizona

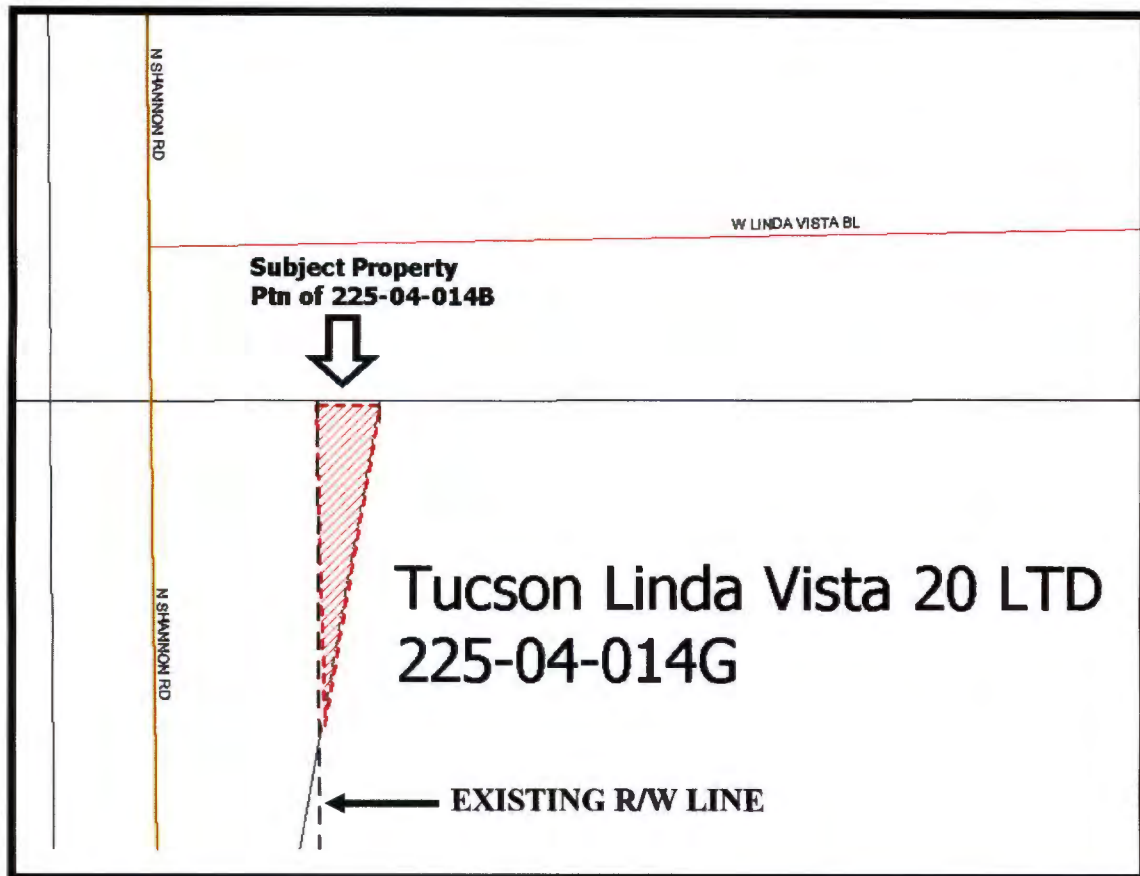
And a three sided parcel being bounded as follows:


On the West by the East Line of the aforesaid West 35 feet on the North by the North Line of the Northwest Quarter and on the Southeast by the arc of a 25 foot radius curve, concave to the Southeast, and being tangent to said West and North Lines

EXHIBIT "A"

SECTION 21
TOWNSHIP 12 SOUTH
RANGE 13 EAST

PORTION OF PIMA COUNTY ASSESSOR PARCEL 225-04-014B



	Pima County Public Works Administration Real Property Services	
	DRAWING NOT TO SCALE	DATE: February 26, 2016