

# COB - BOSAIR FORM

05/21/2026 3:51 PM (MST)

Submitted by Lupe.Fimbres@pima.gov



## BOARD OF SUPERVISORS AGENDA ITEM REPORT (BOSAIR)

**\*All fields are required. Enter N/A if not applicable. For number fields, enter 0 if not applicable.\***

Record Number: CT RPS CT2600000056

**Award Type:** Contract

**BOSAIR Activity:** Board Meeting Request

**Requested Board Meeting Date:** 06/09/2026

**Supplier / Customer / Grantor / Subrecipient:** Wail Abushaar & Salsabila Alkhateeb

**Project Title / Description:** Sales Agreement No. Sale-0120,0121

**Purpose:** On December 2, 2025 the Pima County Board of Supervisors approved the sale of vacant surplus property, being tax parcel 104-02-171A, formerly parcels 104-01-050A & 104-02-1710 (the "Property"). The Property consists of 40,711 square feet of land and is located at 5335 & 5365 N La Canada Dr. The Property was acquired in 2010 for the La Canada-River to Ina road project. The Property is being sold pursuant to A.R.S Section 11-251 (9). The Buyer was the high bidder at the public auction held on April 28th, 2026. RPS File: Sale-0120,0121

**Procurement Method:** Real Property Agreements, land Titles, Appraisals, Relocation, Property Management: Exempt per Section 11.04.020

**Procurement Method Additional Info:** N/A

**Program Goals/Predicted Outcomes:** Pima County will sell surplus property and receive revenue for it. Pima County will no longer have the liability and maintenance responsibility for the Property.

**Public Benefit and Impact:** Pima County will receive revenue from the sale of surplus property, and the public will be released from liability & maintenance obligations.

**Strategic Plan Pillar**

- Infrastructure & Growth

**Support of Prosperity Initiative:**

- N/A

**Provide information that explains how this activity supports the selected Prosperity Initiatives** N/A

**Metrics Available to Measure Performance:** The Property was appraised at a value of \$145,000.00. The high bid at auction was for \$146,000.00, which included a \$1,000.00 administrative fee.

TO: COB, 5/26/26 (1)

VERSION: 0

PAGES: 17

MAY26'26AM0924PO

Retroactive:

NO

Contract / Award Information

Record Number: CT RPS CT2600000056

Document Type: CT

Department Code: RPS

Contract Number: CT2600000056

Commencement Date: 06/09/2026

Termination Date: 06/09/2027

Customer Headquarters Location Tucson, Arizona

\* Headquarters information is not a consideration for awards

Total Expense Amount:

\$0.00

Total Revenue Amount:

\$146,000.00

Funding Source Name(s) Required: Transportation

Funding from General Fund?

NO

Contract is fully or partially funded with Federal Funds?

NO

Contract is fully or partially funded with Non-Federal Grant Funds?

NO

Were insurance or indemnity clauses modified?

NO

Vendor is using a Social Security Number?

NO

Department: Real Property Services

Name: Diana Valdez

Telephone: 520-724-6713

Add Procurement Department Signatures

No

Add GMI Department Signatures

No

Department Director Signature: CC... George Cardieri Date: 5/22/2026  
Deputy County Administrator Signature: [Signature] Date: 5/22/2024  
County Administrator Signature: [Signature] Date: 5/26/24



**SALES AGREEMENT No. Sale-0120,0121**

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: Wail Abushaar and Salsabila Alkhateeb, husband and wife
- 1.3. Purchase Price: the sum of One Hundred Forty-Six Thousand Dollars (\$146,000.00)
- 1.4. Earnest Money Deposit: the sum of Fourteen Thousand Six Hundred Dollars (\$14,600.00)
- 1.5. Title Company: First American Title, located at 6390 E Tanque Verde Road, Tucson, AZ 85715, Joni Schroeder is hereby appointed as the "Escrow Agent" for this transaction.
- 1.6. Effective Date: The date that the Seller and Buyer have approved and accepted this Agreement by affixing their signatures. The date that the 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.

1.8. Seller's Address: George Cardieri, Director of Pima County Real Property Services, 201 N. Stone Ave, 6<sup>th</sup> Flr, Tucson, AZ 85701-1207; E-mail: George.Cardieri@pima.gov

1.9. Buyer's Address: Wail Abushaar & Salsabila Alkhateeb, 4425 E Caladium Place, Tucson, Arizona, 85712; E-mail: whalezam@yahoo.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 B** 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 C**; 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. Parcel 2 zoned "SR", restricted to non-habitable uses (e.g. pool, garage, storage shed). Parcel 1 zoned "CR-2", one residential development.

7.3. 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.

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

7.5. 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.

7.6. 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.

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.

<b><u>Exhibit A</u></b>	<b>Description of Property</b>
<b><u>Exhibit A-1</u></b>	<b>Depiction Showing Property</b>
<b><u>Exhibit B</u></b>	<b>Permitted Exceptions for Property</b>
<b><u>Exhibit C</u></b>	<b>Form of Deed for Property</b>

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.

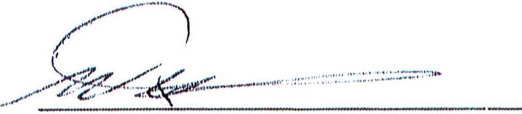
12.12. No Partnership. Nothing in this Agreement creates a partnership or joint venture or authorizes any Party to act as agent for or representative of any other Party.

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:



Wail Abushaar

Date: 5-8-26



Salsabila Alkhateeb

Date: 5-8-26

Seller's Approval and Acceptance:

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

\_\_\_\_\_  
Jennifer Allen, Board Chair, Board of Supervisors

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Melissa Manriquez, Clerk of Board

\_\_\_\_\_  
Date

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
George Cardieri, Director, Real Property Services

 5/22/2024  
\_\_\_\_\_  
Carmine DeBonis, Deputy County Administrator, Public Works

APPROVED AS TO FORM:

  
\_\_\_\_\_  
James Morrow, Deputy County Attorney



**EXHIBIT A**

The Land referred to herein below is situated in the County of Pima, State of Arizona, and is described as follows:

Parcel No 1.

Lot 23 of RIVERSIDE TERRACE NO. 2, a subdivision of Pima County, Arizona, according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 17 of Maps and Plats at page 82 thereof.

Parcel No 2:

The East 200 feet of the North 225 feet of the Southeast quarter of the Northeast quarter of Section 15, Township 13 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona;

EXCEPT The East 50 feet within La Canada Drive.

And Except The Following Described Parcel :

A portion of that Excluded, Unsubdivided parcel as shown on Riverside Terrace No.2, a subdivision of Pima County, Arizona, according to the map or plat thereof, of record at the Pima County Recorders Office, in **Book 17 at Page 82** of Maps and Plats, said parcel being a portion of the northeast quarter of Section 15, Township 13 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona.

Said parcel being more particularly described as follows;

Commencing at the East quarter corner of said Section 15, said point being a found 3" brass disk in concrete stamped "ADOT";

Thence North 0°15'50" West, 1,325.09 feet along the east line of the northeast quarter of said Section 15, from said point a found 2" aluminum cap pin stamped "10, 11, 14, 15, T13S, R13E, LS 25086" bears North 0°15'50" West, 1323.78 feet at the northeast corner of said Section 15;

Thence South 89°44'10" West, 50.00 feet to the west right-of-way of La Canada Drive at the northeast corner of said lot and the Point of Beginning;

Thence South 89°29'34" West, 25.00 feet along the north property line of said lot;

Thence South 0°15'50" East, 225.00 feet;

Thence North 89°29'34" East, 25.00 feet along the south property line of said lot to the west right-of-way of La Canada Drive;

*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.*

**\* Copyright 2026 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**\*\* Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



**First American Title™**

**Exhibit A**

**Commitment for Title Insurance  
Arizona - 2021 v. 01.00 (07-01-2021)**

Thence North 0°15'50" West, 225.00 feet along said west right-of-way to the Point of Beginning.

«IM1(FSIMAGESa,4929130566)»

*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.*

**\* Copyright 2026 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**\*\* Copyright 2021 American Land Title Association. All rights reserved.**

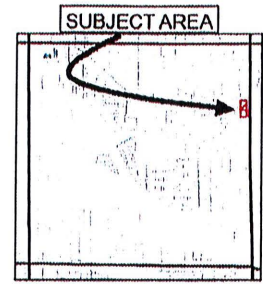
The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

Form 50210204 (7-13-23)

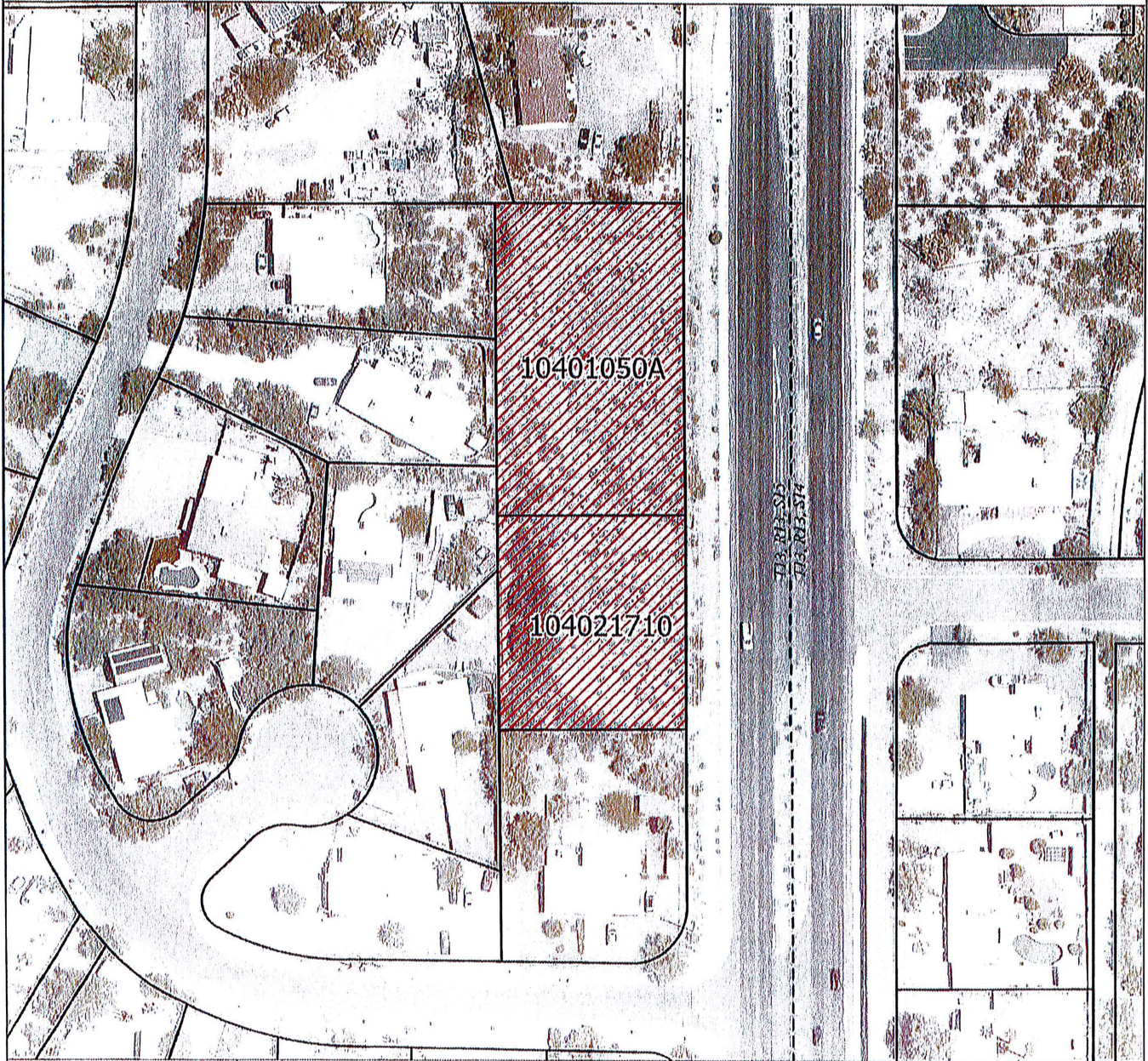
Page 11 of 15

# EXHIBIT A-1

SECTION 15  
TOWNSHIP 13 SOUTH  
RANGE 13 EAST



SECTION 15 G&SRM  
PIMA COUNTY, ARIZONA



25027

PIMA COUNTY DEPARTMENT OF TRANSPORTATION  
ENGINEERING INFORMATION MANAGEMENT

NOT TO SCALE

DRAWN BY: S OLIVARES-MEJIA

DATE: OCT 2025

## LEGEND



Parcels



Commitment No.: 700016847

**SCHEDULE B, PART II—Exceptions**

**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.

*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.*

**\* Copyright 2026 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**\*\* Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.**

8. Taxes for the full year of 2026.  
(The first half is due October 1, 2026 and is delinquent November 1, 2026. The second half is due March 1, 2027 and is delinquent May 1, 2027.)
9. Reservations or Exceptions in Patents, or in Acts authorizing the issuance thereof.
10. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
11. Any charge upon said land by reason of its inclusion in Northwest Fire District.
12. Easements, restrictions, reservations, conditions and set-back lines as set forth on the plat recorded as [Book 17 of Maps and Plats at page 82](#), 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).  
  
(Affects Parcel No. 1)
13. Covenants, conditions and restrictions in the document recorded as [Docket 2408, Page 373](#) and amended in [Docket 8931, Page 923](#) 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.  
  
(Affects Parcel No. 1)
14. All matters as set forth in Resolution No. 1992-119, recorded August 17, 1992 as [Docket 9356, Page 3344](#).  
  
(Affects Parcel No. 2)
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.*

**\* Copyright 2026 First American Financial Corporation. All rights reserved.**

All information, data, and material created or compiled by or on behalf of First American Financial Corporation is restricted and may not be copied or used for derivative products/services without the prior express written permission of First American Financial Corporation.

**\*\* Copyright 2021 American Land Title Association. All rights reserved.**

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.

**EXHIBIT "C"**

When Recorded, Please Return to:

Wail Abushaar & Salsabila Alkhateeb  
4425 E. Caladium Place  
Tucson, AZ 85712

---

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 Wail Abushaar, and Salsabila Alkhateeb, 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.

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

EXEMPTION: A.R.S. §11-1134.A.3.		Board of Supervisors: 6/9/26	Right of Way [ ] Parcel [ ]
Agent: DV	File #: Sale-0120,0121	Activity #:	P [ X ] De [ ] Do [ ] E [ ]

land that in the construction, maintenance, or operation of any facilities or structures 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.

*THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK*

<b>EXEMPTION: A.R.S. §11-1134.A.3.</b>		Board of Supervisors: 6/9/26	Right of Way <input type="checkbox"/> Parcel <input type="checkbox"/>
Agent: DV	File #: Sale-0120,0121	Activity #:	P <input checked="" type="checkbox"/> X <input type="checkbox"/> De <input type="checkbox"/> Do <input type="checkbox"/> E <input type="checkbox"/>

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

\_\_\_\_\_  
By: George Cardieri, Director,  
Pima County Real Property Services

\_\_\_\_\_  
Date:

STATE OF ARIZONA        )  
  ) ss.  
COUNTY OF PIMA        )

The foregoing instrument was acknowledged before me the \_\_\_\_ day of \_\_\_\_\_, 2026 by \_\_\_\_\_, Director Pima County Real Property Services.

\_\_\_\_\_  
Notary Public

<b>EXEMPTION: A.R.S. §11-1134.A.3.</b>		Board of Supervisors: 6/9/26	Right of Way [ ] Parcel [ ]
Agent: DV	File #: Sale-0120,0121	Activity #:	P [ X ] De [ ] Do [ ] E [ ]