

WHEN RECORDED, RETURN TO:

City of Douglas
425 10th Street
Douglas, AZ 85607

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, HARRELL COOLEY, LLC, an Arizona limited liability company ("**Grantor**"), does hereby sell, grant, assign, transfer and convey to THE CITY OF DOUGLAS, an Arizona Municipal Corporation ("**Grantee**"), the following described real property (the "**Property**") situated in Cochise County, Arizona:

Lots 31 and 32, in Block 85, of DOUGLAS TOWNSITE, according to filed Map No. 12, records of Cochise County, Arizona.

SUBJECT TO: current taxes; assessments; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record (other than liens not relating to taxes or assessments); any and all conditions that a physical inspection or accurate survey of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

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 above set forth.

[SIGNATURE ON NEXT PAGE]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this _____ day of _____, 2024.

"GRANTOR"

HARRELL COOLEY, LLC, an Arizona limited liability company

By: _____
Printed Name: _____
Its: _____

STATE OF ARIZONA)
)ss.
County of Maricopa)

On this _____ day of _____, 2024, before me a Notary Public personally appeared _____, the _____ of Harrell Cooley, LLC, an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it on behalf of Harrell Cooley, LLC.

Notary Public

My Commission Expires:
