

3800688 BK 4216 PG 367
Yavapai County, Arizona
Patsy Jenney-Colon, Recorder
12/16/2004 03:23P PAGE 1 OF 3
YAVAPAI TITLE AGENCY
RECORDING FEE 5.00
SURCHARGE 8.00
POSTAGE 1.00

\$5	\$8	\$6	\$1
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at the request of YAVAPAI TITLE AGENCY, INC.
when recorded mail to:
TOWN OF CAMP VERDE
P.O. BOX 710
CAMP VERDE, AZ. 86322
09000482-EJ

CAPTION HEADING: ORDINANCE 2004-A284
TOWN OF CAMP VERDE

DO NOT REMOVE

THIS IS PART OF THE OFFICIAL DOCUMENT

(THIS FORM IS FOR RECORDER'S USE ONLY)





ORDINANCE 2004-A284

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE, YAVAPAI COUNTY, ARIZONA APPROVING SUBMISSION OF ESCROW PAPERS TO THE TITLE COMPANY FOR THE PURCHASE OF THE REAL PROPERTY KNOWN AS THE FIRST BAPTIST CHURCH OF CAMP VERDE, AN ARIZONA CORPORATION INCLUDING PARCELS 404-28-060B-1 AND 404-28-061A-5 LOCATED AT 646 S. 1ST STREET

WHEREAS, municipalities may under A.R.S §9-241 purchase real property, and

WHEREAS, the Town's intent is to acquire the property captioned above for public purposes and the Mayor and Common Council unanimously voted for staff to proceed in the negotiations for the purchase of the property, and

WHEREAS, Yavapai Title Agency requires a recorded certified copy of a Town of Camp Verde Ordinance authorizing execution and delivery of a purchase agreement and escrow instructions and such other instruments necessary to consummate this transaction.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CAMP VERDE:


1. The Town of Camp Verde hereby approves the execution and delivery of the Purchase Agreement and Escrow Instructions attached hereto and authorizes the execution of such other instruments necessary to consummate the purchase.

PASSED AND APPROVED by a majority vote of the Town Council of Camp Verde, Arizona, this 13th day of December, 2004.


Approved as to Form:


Town Attorney

Date: Dec. 22 2004


Mitch Dickinson, Mayor

Attest:


Deborah Barber, Town Clerk

COPY CERTIFICATION BY DOCUMENT CUSTODIAN

State/Commonwealth of Arizona }
County of Yavapai } ss.

I, DEBORAH A. BARBER, Town Clerk, hereby swear (or affirm) that
the attached reproduction of Ordinance 2004-A284

is a true, correct and complete photocopy of a document in my possession.

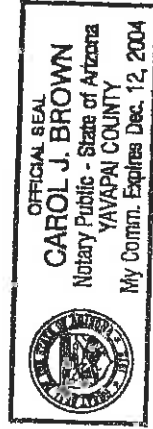
Deborah A. Barber
Signature of Custodian of Original Document
P.O. Box 710 Camp Verde, AZ 86322
Address

Subscribed and sworn to (or affirmed)
before me on this 2nd day of

December, 2004
Month Year

Carol J. Brown
Signature of Notary Public

Carol J. Brown
Other Required Information (Printed Name of Notary, Residence, etc.)



Place Notary Seal and/or Any Stamp Above

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Original Document

Document Date: 12-2-04 Serial No., if Any: ---

No. of Pages: 1 Signer, if Any: ---

Issuing Agency: Town of Camp Verde

Copy Was Made by: Virginia Jones



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CAMP VERDE, AZ. 86322

09000482-009-EJ

Deed Of Release And Full Reconveyance (Beneficiary)

WHEREAS, the indebtedness secured by the Deed of Trust executed by


FIRST BAPTIST CHURCH OF CAMP VERDE, an Arizona corporation as Trustor,

to **DONNA J. MICHAEL**, (formerly known as Donna J. Marker), as Trustee of THE DONNA J. MARKER REVOCABLE TRUST. Dated September 06, 2001 as Beneficiary,

dated 01/20/2003, recorded 01/28/2003 in Book/Docket 3997 of Official Records, page 209, Records of YAVAPAI County, Arizona has been paid in full.

NOW, THEREFORE, the Beneficiary does hereby release said Deed of Trust pursuant to the provisions of Arizona Revised Statutes Section 33-707.

Dated: 12/13/04


DONNA J. MICHAEL

Beneficiary

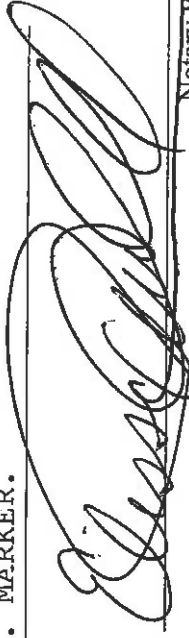
STATE OF ARIZONA

County of Yavapai }

ss

This instrument was acknowledged before me this 13 day of December 2004
by DONNA J. MICHAEL AKA DONNA J. MARKER.





Notary Public

My commission will expire Feb 24, 2007

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P.O. BOX 710
CAMP VERDE, AZ. 86322

09000482--EJ

CORPORATION

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

FIRST BAPTIST CHURCH OF CAMP VERDE, an Arizona corporation
do/does hereby convey to

TOWN OF CAMP VERDE, a municipal corporation

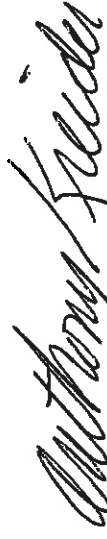
the following real property situated in YAVAPAI County, Arizona:

See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current 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 I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

IN WITNESS THEREOF, said Corporation has caused these presents to be signed by its duly authorized officer(s), this November 22, 2004.



FIRST BAPTIST CHURCH OF CAMP VERDE

By: ANTHONY KREIDER

As its: CHAIRMAN

STATE OF ARIZONA

County of Yavapai

} ss

On this 15 day of DECEMBER, 2004 before me, the undersigned officer, personally appeared ANTHONY DREIDER who acknowledged himself to be the CHAIRMAN respectively of FIRST BAPTIST CHURCH OF CAMP VERDE, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as such officer.

IN WITNESS THEREOF, I hereunto set my hand and official seal.

My commission expires: Feb 24, 2007



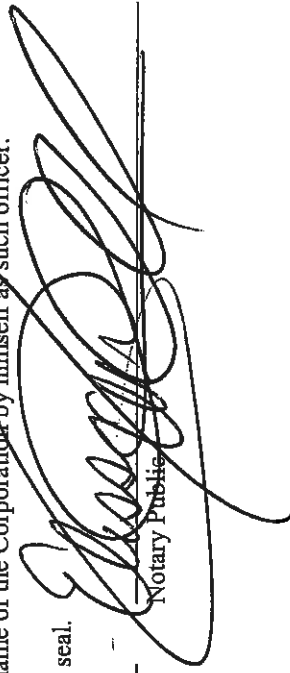

Notary Public

Exhibit A

PARCEL I:

That portion of the Northeast quarter of the Southeast quarter of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

BEGINNING at a point North 0° 03' West, 2195.0 feet from the Southeast corner of said Section 31;

Thence North 89° 57' West, 230.0 feet;

Thence South 0° 03' East, 190.0 feet;

Thence South 89° 57' East, 230.0 feet;

Thence North 0° 03' West, 190.0 feet to the POINT OF BEGINNING.

PARCEL II:

A tract of land in the Southeast quarter of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

COMMENCING at a point on the East line of said Section 31 that lies North 0° 03' West, 1589.5 feet from the Southeast corner of said Section 31;

Thence North 0° 03' West, 325 feet more or less to a point that lies South 0° 03' East, 732.5 feet from the Northeast corner of said Southeast quarter;

Thence North 89° 57' West, 165.00 feet to the TRUE POINT OF BEGINNING;

Thence North 89° 57' West, 45.00 feet to a point on the East line of a parcel described in Book 975 of Official Records, page 518;

Thence North 0° 03' West, 92.00 feet along said line to the Southwest corner of that certain parcel described in Book 453 of Official Records, page 200, as recorded in the office of the Yavapai County Recorder;

Thence South 89° 57' East, 45.00 feet;

Thence South 0° 03' East, 92.00 feet to the TRUE POINT OF BEGINNING.

PARCEL III:

A tract of land in Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

COMMENCING at the East quarter corner of Section 31;

Thence South 0° 3' East, 732.50 feet;

Thence North 89° 57' West, 25.0 feet to the TRUE POINT OF BEGINNING;

Thence running South 0° 3' East, 195.0 feet;

Thence North 89° 57' West, 185.0 feet;

Thence North 0° 3' West, 195.0 feet;

Thence South 89° 57' East, 185.0 feet to the TRUE POINT OF BEGINNING.

PARCEL IV:

A tract of land in the Southeast quarter of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

COMMENCING at the East quarter corner of Section 31;

Thence South 0° 03' East, 732.63 feet to the TRUE POINT OF BEGINNING;

Thence South 0° 03' East, a distance of 318.34 feet to a point;

Thence North 89° 57' West, 210.00 feet to a point;

Thence North 0° 03' West, a distance of 123.34 feet to a point;

Thence South 89° 57' East, a distance of 185.00 feet to a point;

Thence North 0° 03' West, a distance of 195.00 feet to a point;

Thence North 89° 57' East, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

PARCEL V:

A tract of land in the Southeast quarter of Section 31, Township 14 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona more particularly described as follows:

COMMENCING at a point on the East line of said Section 31 that lies North 0° 03' West, 1589.5 feet from the Southeast corner of said Section 31;

Thence North 0° 03' West, 325 feet more or less to a point that lies South 0° 03' East, 732.5 feet from the Northeast corner of said Southeast quarter;

Thence North 89° 57' West, 25 feet to the TRUE POINT OF BEGINNING;

Thence North 89° 67' West, 140 feet;

Thence North 0° 03' West, 92 feet to a point on the South line of that certain parcel described in Book 453 of Official Records, page 200;

Thence South 89° 57' East, 140 feet;

Thence South 0° 03' East, 92 feet to the TRUE POINT OF BEGINNING.