



OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
VIRGINIA ROSS

DATE/TIME: 09/20/2013 913  
FEE: \$7.00  
PAGES: 4  
FEE NUMBER: 2013-076199



When recorded mail to:

Florence Town Clerk  
Town of Florence  
P.O. Box 2670  
775 N. Main Street  
Florence, Arizona 85132

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TOWN OF FLORENCE

Quit-Claim Deed

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USA Sunset Vista, LLC  
Parcel No. 200-72-0320  
3928 N. Ohio Avenue, Florence, Arizona 85132

Lien Holder: Town of Florence

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September 20, 2013

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**When recorded mail to:**

Town of Florence  
P.O. Box 2670  
Florence, Arizona 85132  
Att: Town Clerk

**QUIT-CLAIM DEED EXEMPT PER A.R.S. § 11-1134(A)(3)**

For such valuable consideration as is recited herein, the receipt and sufficiency of which is hereby acknowledged, and pursuant to the Power of Sale for Delinquent Assessments (see exhibit "A" attached), I or-We, the

NORTH FLORENCE UTILITY IMPROVEMENT DISTRICT #1

Does hereby Quit-Claim to

TOWN OF FLORENCE, an Arizona municipal corporation,

All right, title or interest in the following real property situated in Pinal County, Arizona:

Tax Parcel #200-72-032

Legal Description FLORENCE GARDENS UNIT F: LOT 1212

Address: 3928 N. Ohio Avenue, Florence, Arizona 85132

The property described above was stricken off to the Town of Florence for delinquent assessments. The name of the owner as given on the assessment roll was USA Sunset Vista LLC. The property was sold for \$1,542.91, on November 12, 2010. No person has redeemed the property. The purchaser was the Town of Florence, Arizona. The purchaser was entitled to apply for a Superintendent's deed on or after December 16, 2011.

Dated this 20th day of September, 2013

North Florence Utility Improvement District #1

By: \_\_\_\_\_

Charles A. Montoya,  
Superintendent of Streets/Town Manager

**QUIT-CLAIM DEED**

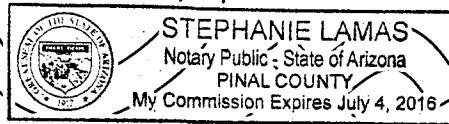
PAGE 2

Approved as to Form

By: [Signature]  
James Mannato - Florence Town Attorney

State of Arizona  
County of Pinal

This instrument was acknowledged before me this 16 day of September  
2013 :



[Signature]

Notary Public  
My Commission Expires: 7-4-16

Date: 9-16-13

**“Exhibit A”**

**Town of Florence**

PO-Box 2670  
775 North Main Street  
Florence, Arizona 85132

Phone (520) 868-7500  
Fax (520) 868-7501  
TDD (520) 868-7502

[www.town.florence.az.us](http://www.town.florence.az.us)

**TOWN SERVICES**

Building Inspection  
868-7556

Community Development  
868-7540

Finance  
868-7624

Fire  
868-7609

Human Resources  
868-7553

Library  
868-9471

Parks & Recreation  
868-7589

Municipal Court  
868-7514

Police  
868-7681

Public Works  
868-7620

Senior Center  
868-7622

Town Hall  
868-7500

Town Manager's Office  
868-7558

Utility Building  
868-7680

Date: November 14, 2011

To: USA Sunset Vista LLC  
PO Box 2200  
Florence, AZ 85132

**Notice to Owner  
Application for Deed**

In compliance with Bond Instructions for North Florence Utility Improvement District #1, Town of Florence, notice is hereby given to USA Sunset Vista LLC for Assessment #1.0031212 described as follows:

**Tax Parcel: 200-72-0320**

**Legal Description:**

FLORENCE GARDENS UNIT F: LOT 1212

The Town of Florence has redeemed the above stated property for delinquent assessments. The property was offered for Public Sale on November 12, 2010 in the Lobby of The Town of Florence Town Hall, located at 775 N. Main Street, Florence Arizona at 10:00 A.M. The property was stricken off to the Town of Florence. The Clerk of the Town of Florence retains the certificate of sale.

As per bond instructions, the property was held for twelve months, with no interested party coming forward to redeem it. Notice is hereby given to you, the recorded owner or trustee.

The Town of Florence, North Florence Utility Improvement District No. 1, has sold for delinquencies, Assessment #1.0031212. The improvement was for water and sewer utilities. The amount for which it was sold was \$156.49 (exclusive of your payments). The amount necessary to redeem this property will be \$1,332.91 (plus \$200.00 for a lien search if done), this includes your payments. This must be paid by December 16, 2011. At this time, an effect of deed will be made by The Town of Florence. If the redemption is made, an additional \$10.00 for the service of notice and making of the affidavit will be collected.

The deed of the Superintendent shall be prime facie evidence of the truth of all matters recited therein, and of the regularity of all proceedings prior to the execution thereof, and of title in the grantees.

Please mail all inquires to Becki Guilin, Finance Director, Town of Florence or call 520-868-7505.