

**WFG National Title Insurance Company**

1685058045173-5-1-1--  
Hoyp

After Recording Return to:

Legacy 76, LLC, a Delaware limited liability company  
11811 N Tatum Blvd Ste 1051  
Phoenix, AZ 85028

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Escrow 23-110684

EXEMPT PER A.R.S 11-1134

A3

## CAPTION HEADING

Patent No. 53-122379-01

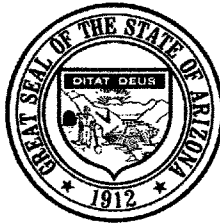
## DO NOT REMOVE

**This is part of the official document**

(Issuance of following Patent recommended by Arizona State Land Commissioner to the Governor of Arizona on the 24<sup>th</sup> day of April 2023 Rafael Schick, Commissioner)

# State of Arizona

PATENT NO. 53-122379-01  
(Land Sold at Public Auction)



For 30 Lands  
(School, Institutional or University)

**In Accordance** with the provisions of law, payment in full has been received by the State of Arizona through its State Land Department for the real property described below; and

The State of Arizona in consideration of the premises, and in conformity with law hereby does sell, grant and convey unto

## LEGACY 76, LLC

of the County of Maricopa, State of Arizona, the following described real property situated in the County of Maricopa, State of Arizona, to-wit:

**SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART OF PATENT NO. 53-122379-01**

Total containing 20.558 acres, more or less, subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect, and subject to the following Additional Conditions:

**SEE EXHIBIT "B" ADDITIONAL CONDITIONS ATTACHED  
HERETO AND MADE A PART OF PATENT NO. 53-122379-01**

**In The Matter Of** Patent No. 53-122379-01 (Legacy 76, LLC in Maricopa County), pursuant to the provisions of Arizona Revised Statutes § 37-231, of the following substances not heretofore retained and reserved by a predecessor in title to the State of Arizona, all oil, gas, other hydrocarbon substances, helium or other substances of a gaseous nature, geothermal resources, coal, metals, minerals, fossils, fertilizers of every name and description, together with all uranium, thorium or any other material which is or may be determined by the laws of the United States, or of this state, or decisions of court, to be peculiarly essential to the production of fissionable materials, whether or not of commercial value, and the exclusive right thereto, on, in, or under the above described lands, shall be and remain and are hereby reserved in and retained by the State of Arizona, together with the right of the State of Arizona, its lessees or permittees to enter upon those lands for the purpose of exploration, development and removal of the above described substances as provided by the rules of the State Land Department and the laws of Arizona.

**To Have And To Hold** said property together with all the rights, privileges, immunities and appurtenances of whatsoever nature thereunto belonging unto said Patentee, its successors and assigns forever.

**In Testimony Whereof, I, Katie Hobbs**, Governor of the State of Arizona,

have caused these letters to be made patent, and the Great Seal  
of the State of Arizona to be hereunto attached.

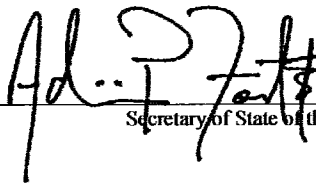
Given under my hand at the City of Phoenix, Arizona,

this 24<sup>th</sup> day of May A.D., 2023



Governor of the State of Arizona

Attest:



Secretary of State of the State of Arizona



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**53-122379-01**

THAT PORTION OF SECTION 26 TOWNSHIP 4 NORTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE CENTER OF SAID SECTION 26, BEING MARKED BY AN ADOT HIGHWAY DIVISION ALUMINIUM CAP STAMPED LS16870, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 26, BEING MARKED BY THE GLO BRASS CAP STAMPED 1914 BEARS SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 2641.99 FEET;

**THENCE** ALONG THE EAST-WEST MID-SECTION LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, A DISTANCE OF 194.70 FEET TO A POINT ON THE CENTER LINE OF MILLER ROAD AS DEDICATED ON STATE RIGHT OF WAY #16-119941 AND THE **POINT OF BEGINNING**;

**THENCE** ALONG SAID CENTER LINE OF MILLER ROAD, SOUTH 11 DEGREES 04 MINUTES 34 SECONDS EAST 182.59 FEET TO AN ANGLE POINT ON THE CENTER LINE OF SAID LEGACY ROAD.

**THENCE** DEPARTING SAID CENTER LINE OF MILLER ROAD ALONG THE CENTER LINE OF LEGACY BOULEVARD AS DEDICATED IN STATE RIGHT OF WAY # 16-119941, SOUTH 78 DEGREES 54 MINUTES 18 SECONDS WEST, A DISTANCE OF 488.86 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;

SAID CURVE BEING CONCAVE NORTHEASTERLY THROUGH AN ANGLE OF 45 DEGREES 06 MINUTES 31 SECONDS, HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 629.84 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE;

**THENCE** DEPARTING SAID CENTER LINE OF LEGACY BOULEVARD AS DEDICATED IN STATE RIGHT OF WAY #16-119941, NORTH 00 DEGREES 02 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 410.32 FEET TO A POINT;

**THENCE** NORTH 00 DEGREES 00 MINUTES 44 SECONDS EAST, A DISTANCE OF 365.64 FEET TO A POINT;

**THENCE** NORTH 87 DEGREES 27 MINUTES 38 SECONDS EAST, A DISTANCE OF 948.33 FEET TO THE CENTER LINE OF MILLER ROAD AS DEDICATED IN STATE RIGHT OF WAY # 16-119941 AND A NON-TANGENTIAL CURVE TO THE LEFT THROUGH AN ANGLE OF 11 DEGREES 21 MINUTES 57 SECONDS, HAVING A RADIUS OF 1610.00 FEET AND AN ARC LENGTH OF 319.38 FEET TO A POINT OF TANGENCY AND THE CENTER LINE OF MILLER ROAD AS DEDICATED IN STATE RIGHT OF WAY # 16-119941, THENCE SOUTH 11 DEGREES 04 MINUTES 34 SECONDS EAST A DISTANCE OF 355.82 FEET TO THE **POINT OF BEGINNING**.

TOTAL CONTAINING 20.558 ACRES, MORE OR LESS.

**EXHIBIT "B"**  
**ADDITIONAL CONDITIONS**  
**53-122379-01**

There may be Register Eligible Site or Sites located within the subject property, which could include information significant in this state's history, architecture, archaeology, or culture and may meet eligibility criteria, which the Arizona State Parks Board has established for listing on the Arizona Register of Historic Places, or which meet eligibility criteria for listing on the National Register of Historic Places. If ground-disturbing activities will or may impact one or more Register Eligible Site or Sites, patentee shall consult with the State Historic Preservation Office and otherwise take such actions as are necessary to avoid, preserve, protect, or mitigate impacts on the Register Eligible Site or Sites. In the event that avoidance, preservation and protection of the Register Eligible Site or Sites cannot be accomplished, patentee shall ensure a Data Recovery Plan is developed in consultation with and acceptable to, the Arizona State Museum and the State Historic Preservation Office, or their successor agencies, and the Data Recovery is implemented and completed prior to the Register Eligible Site or Sites being affected. The artifacts and records recovered from the subject property shall be curated according to the Arizona State Museum Conservation and Curation Standards as established in rules implementing the Arizona Antiquities Act.

If human remains are encountered during ground-disturbing activities, all work must immediately cease within 30.48 meters (100 feet) of the discovery and the area must be secured. The Arizona State Museum must be notified of the discovery. All discoveries will be treated in accordance with Arizona Revised Statutes (A.R.S. § 41-844 and A.R.S. § 41-865) and work must not resume in this area without authorization from the Arizona State Museum.

These conditions shall run with the subject property, and be binding on the patentee's heirs, successors, and assigns.