

When recorded mail to:
Cochise County Attorney
Attn: Britt Hanson
1415 W. Melody Lane
Bisbee, AZ 85603

Exempt pursuant to
A.R.S. 11-1134.A.3

QUIT CLAIM DEED

Cochise County, State of Arizona ("Grantor"), does hereby quit claim to Old Pearce Preservation Association ("Grantee"), a nonprofit corporation organized under the laws of the State of Arizona, all right, title, or interest in the real property described on Exhibit A hereto, situated in Cochise County, Arizona; provided, however, that as a material part of the consideration for this deed, Grantee covenants and agrees by its acceptance hereof, as follows:

1. That the real property described on Exhibit A hereto shall be used by Grantee, its successors and assigns for the public purpose of preserving the historic former jail, allowing the public to view the jail, and related purposes. If Grantee, its successors or assigns shall at any time violate these restrictions on the use of said real property, title to said real property shall automatically revert to and revest in Grantor, free and clear of all encumbrances. Grantee agrees to execute and deliver to Grantor such instruments as may be reasonably required to evidence of record such reversion and re-vesting of title in Grantor.

Dated this _____ day of _____, 2013.

Ann English, Chair
Cochise County Board of Supervisors

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EXHIBIT A

That portion of Block 1 and the 100.00 foot wide right-of-way known as Ghost Town Trail, formerly known as Willcox Avenue, according to the Amended Plat of the Bignon Tract, Maps and Plats Book 0 Page 175, as filed in the office of the County Recorder, and being a portion of Section 32, Township 17 South, Range 25 East of the Gila and Salt River Meridian, Cochise County, Arizona, and more particularly described as follows:

COMMENCING at the Southeast Corner of said Section 32, from which the South one-quarter Corner of said Section 32 bears South $89^{\circ}48'10''$ West, a distance of 2643.32 feet;

Thence North $85^{\circ}54'25''$ West, a distance of 2343.57 feet to a point 22.00 feet south and 11.00 feet east of the Northeast corner of Lot 1 of said Block 1, said point being North $00^{\circ}58'00''$ East, a distance of 201.49 feet from the Corner of the Renaud Store, and said point being the POINT OF BEGINNING;

Thence South $88^{\circ}05'44''$ West, along a line 22.00 feet south of and parallel to the North line of Lots 1, 2, 3, 4 and 5 of said Block 1, a distance of 130.00 feet;

Thence North $01^{\circ}54'16''$ West, along a line 119.00 feet west of and parallel to the East line of Lots A, D and 1 of said Block 1, a distance of 72.00 feet, to a point on the north line of Lot A of said Block 1;

Thence North $88^{\circ}05'44''$ East, along the north line of Lot A of said Block 1, a distance of 130.00 feet, to a point 11.00 feet east of the Northeast corner of Lot A of said Block 1;

Thence South $01^{\circ}54'16''$ East, along a line 11.00 feet east of and parallel to the East line of Lots A, D and 1 of said Block 1, a distance of 72.00 feet to the POINT OF BEGINNING.