QUIT CLAIM DEED - Miller to Nissen

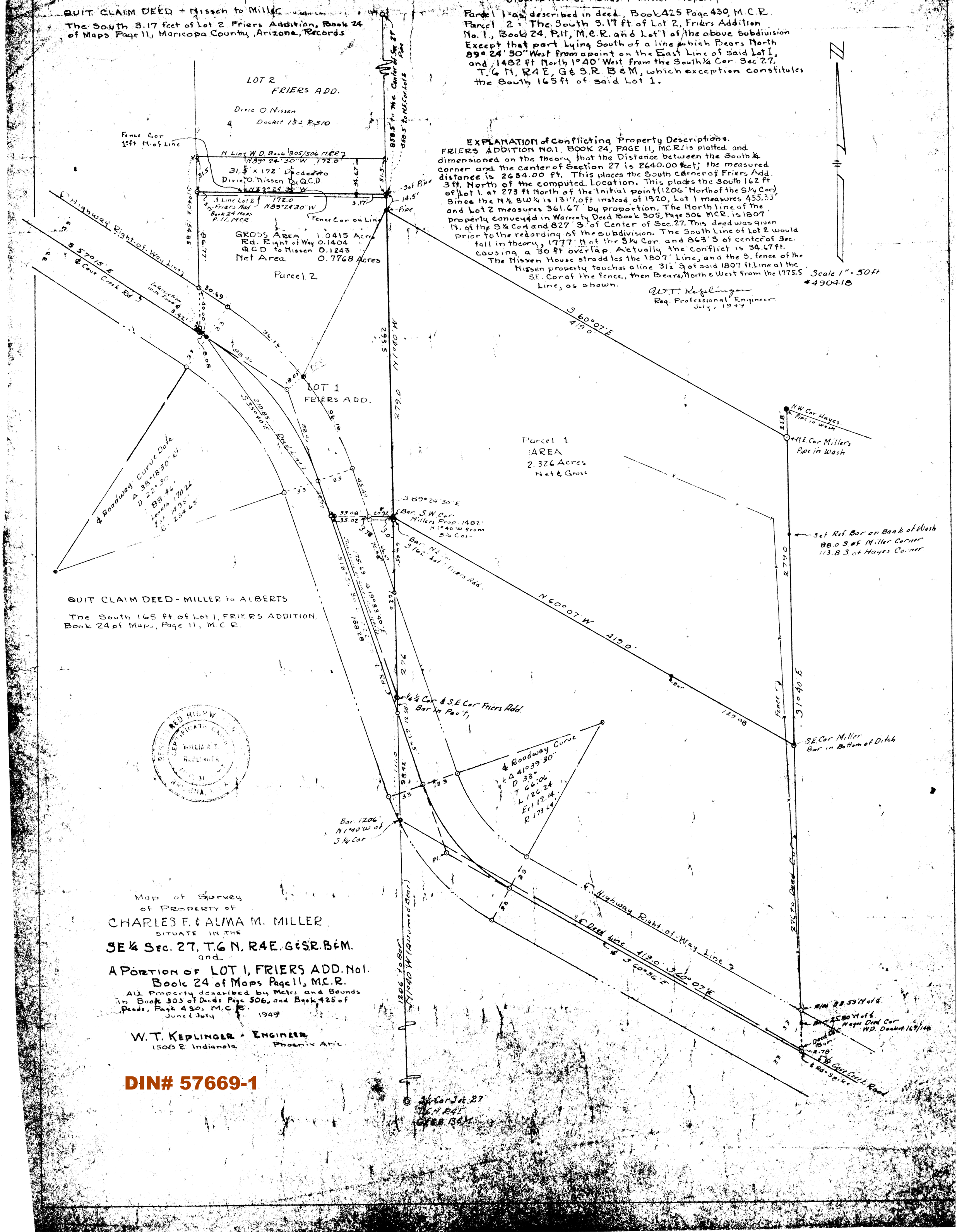
The North 31.5 ft of the South 34.67 feet of Lot 2, Friers Addition, Book 24 of Maps, Page 11, M.C.R.

QUIT CLAIM DEED + Nissen to Miller

The South 3.17 feet of Lot 2 Friers Addition, Book 24 of Maps Page 11, Maricopa County, Arizona, Records

Description of Chas. F. Miller Property

Parcel 1 = as described in deed, Book 425 Page 430, M.C.R.
Parcel 2 = The South 3.17 ft. of Lot 2, Friers Addition No. 1, Book 24, P. 11, M.C.R. and Lot 1 of the above Subdivision Except that part lying South of a line which Bears North 89° 24' 30" West from a point on the East Line of said Lot 1, and 1482 ft North 1° 40' West from the South ¼ Cor. Sec 27, T. 6 N, R 4 E, G & S.R. B & M, which exception constitutes the South 165 ft of said Lot 1.



EXPLANATION of Conflicting Property Descriptions.

FRIERS ADDITION No. 1, BOOK 24, PAGE 11, M.C.R. is platted and dimensioned on the theory that the Distance between the South ¼ corner and the center of Section 27 is 2640.00 feet; the measured distance is 2654.00 ft. This places the South corner of Friers Add. 3 ft. North of the computed Location. This places the South 162 ft of Lot 1. at 273 ft North of the Initial point (1206' North of the S¼ Cor) Since the N½ SW¼ is 1317.0 ft instead of 1320, Lot 1 measures 455.33' and Lot 2 measures 361.67' by proportion. The North line of the property conveyed in Warranty Deed Book 305, Page 506 MCR. is 1807' N. of the S¼ Cor and 827' S of Center of Sec. 27. This deed was given prior to the recording of the subdivision. The South Line of Lot 2 would fall in theory, 1777' N of the S¼ Cor. and 863' S of center of Sec. causing a 30 ft overlap. Actually the conflict is 34.67 ft. The Nissen House straddles the 1807' Line, and the S. fence of the Nissen property touches a line 31½' S of said 1807 ft. Line at the S.E. Cor of the fence, then Bears North & West from the 1775.5 Line, as shown.

DIN# 57669-1