APPLICATION
PATENT EASEMENT ABANDONMENT APPLICATION

Applicant Name: Clinton Johnson
Mailing Address: 26012 N 15th ave, Phoenix, AZ 85085
Phone: (602) 802-6011
Email: Tboys98@gmail.com

Assessor’s Parcel Number: 210 - 11 - 013C

1. Location of Request: (ex: 3200 W. Dove Valley Road, Phoenix)
   26012 N 15th ave, Phoenix, AZ 85085

2. Description of Request: (ex: Abandon Easement bordering the South side of parcel 123-45-067A)
   Abandon Patent easement bordering all side of parcel # 210 -11- 013C

3. Applicant is REQUIRED to be the current owner of the described property. A copy of your property deed must be attached to the application.
   I certify, under penalty of perjury, that no loss of currently existing legal and physical access to any property will occur if the County grants the patent easement abandonment requested in this application.

4. If you have a mortgage, deed of trust, upon your property you are REQUIRED to provide the lender approving your request to abandon a patent easement. Applications submitted without lender approval will not be processed. If you don’t have a mortgage or deed of trust on the subject property, you will need to sign, before a notary, the affidavit below attesting to that status.
   I, Clinton Johnson, do attest that I own the subject property and that it is not encumbered by mortgage or deed of trust.

Signature of Applicant: ___________________________  Date: 4-6-2022

Application Fee*: $1,600
Check #: 166  Total Received: 1350  Date: 4/6/22

*Application Fee will be $1,350 ($1,600 less $250) if Initial Determination letter is provided; deed of the parcel was conducted by the County within the last six months. The application fee is NOT refundable. Make checks payable to: MCDOT 2901 West Durango Street Phoenix, AZ 85009.
PATENT EASEMENT ABANDONMENT APPLICATION

Contact Information

Applicant Name: Clinton Johnson
Mailing Address: 26012 N 15th ave
City: Phoenix
State: AZ
Zip: 85085
Phone: (602) 802-6011
Email: Tboys98@gmail.com

Parcel Detail

Assessor's Parcel Number: 210-11-013C

1. Location of Request: (ex: 3200 W. Dove Valley Road, Phoenix)
   26012 N 15th ave, Phoenix, AZ 85085

2. Description of Request: (ex: Abandon Easement bordering the South side of parcel 123-45-067A)
   Abandon Patent easement bordering all side of parcel # 210-11-013C

   Refer to previous sheet

3. Applicant is REQUIRED to be the current owner of the described property. A copy of your property deed
   must be attached to the application.

   I certify, under penalty of perjury, that no loss of currently existing legal and physical access to any property
   will occur if the County grants the patent easement abandonment requested in this application.

4. If you have a mortgage, deed of trust, upon your property you are REQUIRED to provide a letter from the
   lender approving your request to abandon a patent easement. Applications submitted without lender approval
   will not be processed. If you don't have a mortgage or deed of trust on the subject property, you will need
   to sign, before a notary, the affidavit below attesting to that status.

   I, ___________________________ attest that I own the subject property and that there is no mortgage or deed of trust.

   Subscribed and sworn to before me this

   ______ day of ____________, 20____

   Notary Public

   Signature

   Signature of Applicant

   Date

   4-6-2022

Maricopa County Use Only

Application Fee*: $1,600
Check #: 166
Total Received: 1350
Date: 4/6/22
Rec'd By:

*Application Fee will be $1,350 ($1,600 less $250) if Initial Determination letter is provided; demonstrating an initial review
of the parcel was conducted by the County within the last six months. The application fee is NOT refundable. Make checks
payable to: MCDOT 2901 West Durango Street Phoenix, AZ 85009.
Maricopa County Department of Transportation  
2901 W. Durango Street, Phoenix, AZ 85009

Receipt

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Total: $1,350.00
PROOF OF OWNERSHIP
Warranty Deed

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

Clinton Johnson and Christie Johnson, husband and wife as community property with right of survivorship

do/does hereby convey to

Clinton Johnson and Christie Johnson, trustees of The CTJ / CJS Trust dated December 4, 2013

the following real property situated in Maricopa 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.

Dated: February 17, 2021
Grantor(s):

Clinton Johnson

Christie Johnson

State of Arizona
County of Maricopa

} ss:

On April 1, 2021, before me personally appeared Clinton Johnson and Christie Johnson, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity (ies)

(Seal)

Catherine M. Kinderknecht
Notary Public
Commission Expires: 11/1/21

Unofficial Document
Exhibit A

The South half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT the West 435 feet thereof; and

EXCEPT BEGINNING at the Northeast corner of said South half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6 that bears South 01 degree 43 minutes 40 seconds East 1088.70 feet from the North quarter corner of said Section 6;

THENCE along the East boundary of said South half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6, South 01 degree 43 minutes 40 seconds East 167.49 feet;

THENCE North 40 degrees 27 minutes 49 seconds West 218.13 feet to the North line of said South half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6;

THENCE along said North line, North 89 degrees 23 minutes 08 seconds East 136.51 feet to the POINT OF BEGINNING; and

EXCEPT all coal, oil, gas and other mineral deposits as reserved to the United States of America in Patent to said land.
DATE: March 31, 2021

ESCROW NO.: 01957402-827-CAK

TRUST DECLARATION

Disclosure of Beneficiaries

Pursuant to ARS 33-404, the Beneficiary(ies) of The CTJ / CJS Trust

Trust dated December 4, 2013 is/are as follows:

Name: Clinton T Johnson
Address: 26012 N 15th Ave., Phoenix, AZ 85085

Name: Christine J Stevenson
Address: 26012 N 15th Ave., Phoenix, AZ 85082

Name: ____________________________
Address: ____________________________

Name: ____________________________
Address: ____________________________

Name: ____________________________
Address: ____________________________

Name: ____________________________
Address: ____________________________

PLEASE PRINT LEGIBLY TO AVOID DELAY IN CLOSING

(This document will be attached to the Deed or Conveyance Instrument and placed of public record at close of escrow)
AERIAL EXHIBIT
Abandon the N33', E33' except the S25', and N8' of the S33' of Pat. No. 1162828 on APN 210-11-013C.
INITIAL

DETERMINATION

REQUEST
PATENT EASEMENT ABANDONMENT INITIAL DETERMINATION

Contact Information

Applicant Name: Clinton Johnson
Mailing Address: 26012 N 15th ave
City: Phoenix State: AZ Zip: 85053
Phone: (602) - 413 - 8067 Email: Tboys98@gmail.com

Parcel Detail

Assessor's Parcel Number: 210 - 11 - 013C
1. Location of Request: (ex: 3200 W. Dove Valley Road, Phoenix)
   26012 N 15th ave, Phoenix, AZ, 85085

2. Description of Request: (ex: Abandon Easement bordering the South side of parcel 123-45-067A)
   Abandon easements bordering all sides of parcel # 210-11-013C

3. Access Certification:
   I certify, under penalty of perjury, that no loss of currently existing legal and physical access to any property
   will occur if the County grants the patent easement abandonment requested in this initial determination.

Signature

Signature of Applicant 2/9/2022 Date

Maricopa County Use Only

PAB Number:  
Initial Determination Fee*: $250.00
Check #: 158 Total Received: $250 Date: 2-9-22 Rec'd By: CR

* The Initial Determination fee is NOT refundable. Make checks payable to: MCDOT 2901 West Durango Street Phoenix, AZ 85009.
Maricopa County Department of Transportation  
2901 W. Durango Street Phoenix, AZ 85009 
Permit Receipt

Payer Name: 
CHRISTINE STEVENSON  
CLINTON JOHNSON  
4126 W BANFF LN  
PHOENIX, Arizona 85053

Receipt #: 100931 
Payment Date: 2/9/2022 
Reference #: APN 210-11-013C 
Receipt Type: Patent Easements

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<td>Check</td>
<td>158</td>
<td>$250.00</td>
</tr>
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</table>

Total: $250.00
RECORDING REQUESTED BY
Lawyers Title of Arizona, Inc.
AND WHEN RECORDED MAIL TO:

CLINTON JOHNSON
CHRISTIE JOHNSON
26012 N. 15TH AVE
PHOENIX, AZ 85085

ESCROW NO.: 01957402 - 827 - CAK

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Warranty Deed

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And I or we do warrant the title against all persons whomsoever, subject to the matters set
Dated: February 17, 2021

EXEMPT PER A.R.S. 11-1134.
Grantor(s):

Clinton Johnson
Christie Johnson

State of Arizona
County of Maricopa

On April 1, 2021, before me personally appeared Clinton Johnson and Christie Johnson, whose identity was proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to this document and who acknowledged that he/she signed the above/attached document in his or her authorized capacity.

(Seal)

Notary Public
Commission Expires: 11/1/21

Catherine M. Kindervin
Notary Public - State of Arizona
Maricopa County
My Commission Expires:
November 1, 2021
Exhibit A

The South half of the Northeast quarter of the Southeast quarter of the Northwest quarter of Section 6, Township 4 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona,

EXCEPT the West 435 feet thereof, and

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Address: 26012 N 15th Ave., Phoenix, AZ 85082

Name: __________________________
Address: ________________________

Name: __________________________
Address: ________________________

Name: __________________________
Address: ________________________

NAME: __________________________
Address: ________________________

PLEASE PRINT LEGIBLY TO AVOID DELAY IN CLOSING

(This document will be attached to the Deed or Conveyance Instrument and placed of public record at close of escrow)
LEGAL DESCRIPTION
AND EXHIBIT
Assessor Parcel No. 210-11-013C

That portion of the easements described in Patent 1162828, lying in the Northwest Quarter of Section 6 Township 4 North, Range 3 East, of the Gila and Salt River Meridian, Maricopa County, Arizona being described as follows:

The North 33 feet, the East 33 feet except the South 33 feet and the North 8 feet of the South 33 feet of Parcel No. 210-11-013C described in recorded Instrument 2021-0482682 Maricopa County Records.