When recorded return to:
Clerk of the Board
PO Box 827
Florence, AZ 85132

GRANT OF EASEMENT

EXEMPT: A.R.S. § 11-1134(A)(2)

KNOW ALL MEN BY THESE PRESENTS:

THAT, **Constance Newburn, a married woman, as her sole and separate property**, Grantor, do hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona,** Grantee, a perpetual right and easement to run with the land for public roadway and public utility purposes, including but not limited to, construction, operation, maintenance and repair of roadway, and all incidentals thereto, upon, over, across, in, through and under that certain parcel of land situated in Pinal County, Arizona, and described in Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same together with all the appurtenances thereunto belonging to Grantee, its successors and assigns forever.

Grantor agrees that the terms, conditions, restrictions and purposes of this easement will be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor is divested of either the fee simple title to, or of Grantors' possessory interest in, the subject land underlying this easement interest.

All provisions herein shall be binding upon the heirs, successors and assigns of the parties hereto.

The Grantor(s) hereby binds itself and its heirs and successors to warrant and defend the title of the described property in Exhibit A attached.

IN WITNESS WHEREOF Grantor has executed this Deed of Easement as of the 29th day of August, 2024.

GRANTOR:

Constance Newburn, a married woman, as her sole and separate property

By: _____
Constance Newburn

BALANCE OF PAGE INTENTIONALLY LEFT BLANK – NOTARY ACKNOWLEDMENT FOLLOWS

STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing instrument was duly acknowledged before me this 29 day of August, 2024, by Constance Newburn.

Tracey M Nagy
Notary Public

TRACEY M NAGY
Notary Public - Arizona
Pinal County
Commission # 651934
My Commission Expires July 01, 2027

My Commission Expires: 7-1-2027

GRANTEE:

PINAL COUNTY, ARIZONA, a political subdivision of the State of Arizona

_____
Chairman of the Board

ATTEST:

_____
Deputy/Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A
Legal Description

LEGAL DESCRIPTION

THE NORTH 24 FEET OF PARCEL B OF RECORD OF SURVEY, RECORDED IN BOOK 17 OF SURVEYS, PAGE 164, RECORDS OF PINAL COUNTY ARIZONA, BEING THE EAST HALF OF THE WEST TWO THIRDS OF THE NORTH HALF OF LOT 16, HIDDEN VALLEY, BOOK 8 OF MAPS, PAGE 40, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

CONTAINING:
0.1142 ACRES OR 4,975 SQUARE FEET, MORE OR LESS.

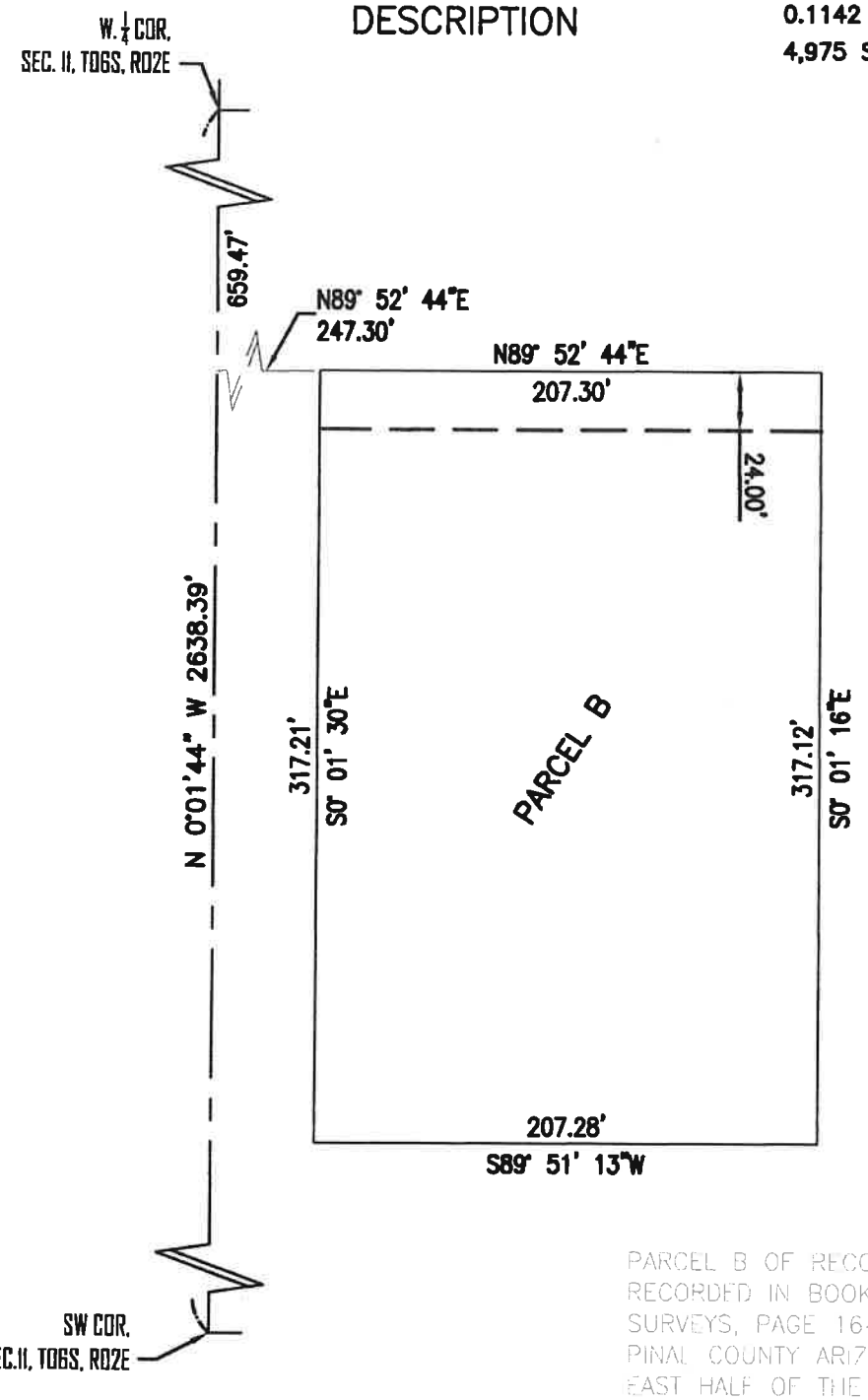


Exp. 3/31/2025

TOWNSHIP 06S,
RANGE 02E,
SECTION 11,
G&SRM

EXHIBIT OF LEGAL DESCRIPTION

AREA:
0.1142 ACRES OR
4,975 SF MORE OR LESS.



THIS EXHIBIT IS MEANT TO ACCOMPANY A LEGAL DESCRIPTION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

PARCEL B OF RECORD OF SURVEY, RECORDED IN BOOK 17 OF SURVEYS, PAGE 164, RECORDS OF PINAL COUNTY ARIZONA, BEING THE EAST HALF OF THE WEST TWO THIRDS OF THE NORTH HALF OF LOT 16, HIDDEN VALLEY, BOOK 8 OF MAPS, PAGE 40.

PINAL COUNTY DEPARTMENT OF PUBLIC WORKS

SURVEY

COST CENTER #: 3111664	
FILE: Vanise Dr Esmt.dwg	
DATE: 8/07/2024	