



BOSSE
NATIONWIDE-BOSSE
PICKUP

Recorded at the request of:

Exemption: A.R.S. § 11-1134(A)(4)

Kevin J. Kristick
BOSSÉ ROLLMAN PC
3507 North Campbell Avenue, Suite 111
Tucson, Arizona 85719

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Travis Kent Walsh and Bridget Tyrrell Walsh, as Trustees of the WALSH FAMILY TRUST dated February 10, 1997, as amended, as Grantor, for good and valuable consideration, hereby quitclaims to COBBLESTONE HOMEOWNERS ASSOCIATION, INC., an Arizona nonprofit corporation, as Grantee, all of its right, title and interest in and to the real property situated in Pima County, Arizona, legally described on Exhibit A attached hereto.

DATED this 3 day of October, 2022.

WALSH FAMILY TRUST dated February 10, 1997, as amended.

By: [Signature]
Bridget Tyrrell Walsh, D.O.
Trustee

By: [Signature]
Travis Kent Walsh, D.O.
Trustee

STATE OF ARIZONA)
) ss.
COUNTY OF PIMA)

The foregoing instrument was subscribed, sworn to and acknowledged before me this 3 day of October, 2022, by Travis Kent Walsh and Bridget Tyrrell Walsh, as Trustees of the WALSH FAMILY TRUST dated February 10, 1997, as amended.



[Signature]
Notary Public

Exhibit A

All that portion of Abandonment Proceeding No. 2230 recorded in Docket 5924 at Page 1031 and as shown in Book 18 of Road Maps at Page 2, Records of Pima County, Arizona, also located within Section 4, Township 13 South, Range 14 East, and Section 33, Township 12 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

COMMENCING at the northwest corner of Lot 131 of The Foothills, recorded in Book 26 of Maps and Plats at Page 96, Records of Pima County, Arizona;

THENCE N 40°44'51" W along the projection of the westerly line of said Lot 131, a distance of 37.32 feet to the POINT OF BEGINNING;

THENCE continuing N 40°44'51" W, 0.78 feet to the westerly line of said abandonment common with the easterly right-of-way of Campbell Avenue;

THENCE N 00°11'09" E along said line, 1.18 feet;

THENCE continuing along said line N 00°33'10" E, 19.60 feet to a point of curvature;

THENCE northeasterly along a curve concave to the southeast having a radius of 25.00 feet, a central angle of 89°56'12", an arc length of 39.24 feet to a point of tangency;

THENCE S 89°30'38" E along the southerly line of Ina Road per said Abandonment Proceeding, a distance of 228.18 feet;

THENCE leaving said line S 06°29'53" E along the projection of the easterly line of said Lot 131, a distance of 22.16 feet;

THENCE leaving said line N 89°30'38" W, 232.87 feet;

THENCE S 00°33'10" W, 23.85 feet;

THENCE S 89°16'00" W, 22.49 feet to the POINT OF BEGINNING.

CONTAINING 6,019.5 square feet of land, more or less.



12 July 2022
ASI #08035 (Walsh)

EXHIBIT "A"
LEGAL DESCRIPTION
FOR A QUIT CLAIM DEED

All that portion of Abandonment Proceeding No. 2230 recorded in Docket 5924 at Page 1031 and as shown in Book 18 of Road Maps at Page 2, Records of Pima County, Arizona, also located within Section 4, Township 13 South, Range 14 East, Gila and Salt River Meridian, Pima County, Arizona, more particularly described as follows:

BEGINNING at the northwest corner of Lot 131 of The Foothills, recorded in Book 26 of Maps and Plats at Page 96, Records of Pima County, Arizona;

THENCE N 40°44'51" W, 37.32 feet;


THENCE N 89°16'00" E, 3.60 feet;

THENCE S 36°15'00" E, 35.12 feet to the POINT OF BEGINNING.

CONTAINING 51 square feet of land, more or less.

The Basis of Bearing for this Legal Description is per said recorded plat.

Prepared by:
AMERSON SURVEYING, INC.


MICHAEL K. AMERSON





32.33
5.4
N 89°16'00" E 3.60'
1.18'
50.0'
S 00°11'09" W 28.82'

CAMPBELL AVENUE

COBBLESTONE ENTRY WALL
0.60' x 6' masonry wall
(ENCROACHMENT)

ABANDONMENT
DKT 5924 PG 1031
BK 18 RM PG 02

SET 1/2" IR
PLS 22245

FND 1/2" IR
RLS 25405

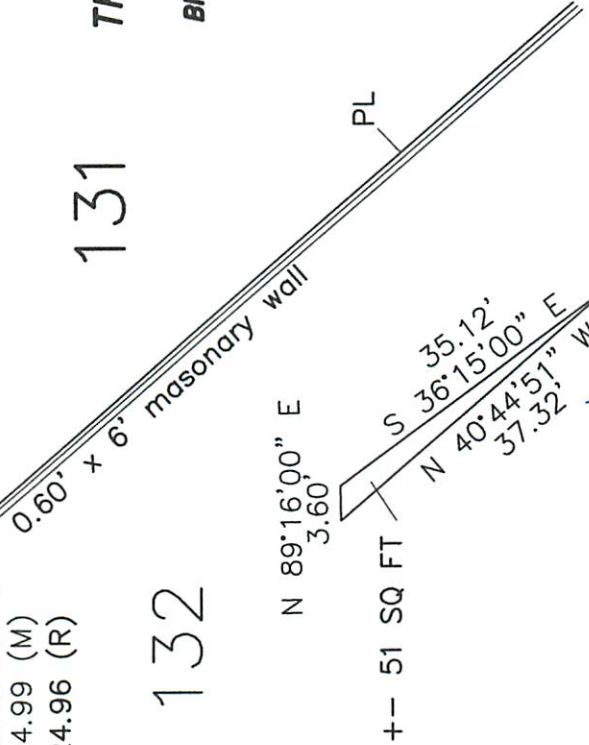
N 89°54'36" W 237.00' (R)
N 89°51'39" W 237.26' (M)

FND 1/2" IR
NO TAG

N 89°51'39" W
24.99 (M)
24.96 (R)

131
THE FOOTHILLS
RECORDED IN
BK. 26, M&P AT PG. 96

132



N 89°16'00" E
3.60'

S 36°15'00" E 35.12'
N 40°44'51" E 37.32'
W

+-- 51 SQ FT



Camp Lowell Corporate Center
4552 East Camp Lowell Drive
Tucson, Arizona 85712
Fax: 325-8703
520-325-5883



DEPICTION OF EXHIBIT "A" TO ACCOMPANY
A LEGAL DESCRIPTION FOR A
QUIT CLAIM DEED
LOCATED ON A PORTION OF
AN ABANDONMENT
RECORDED IN DKT 5924 PG 1031
RECORDS OF PIMA COUNTY, ARIZONA
SECTION 4, T-13-S, R-14-E