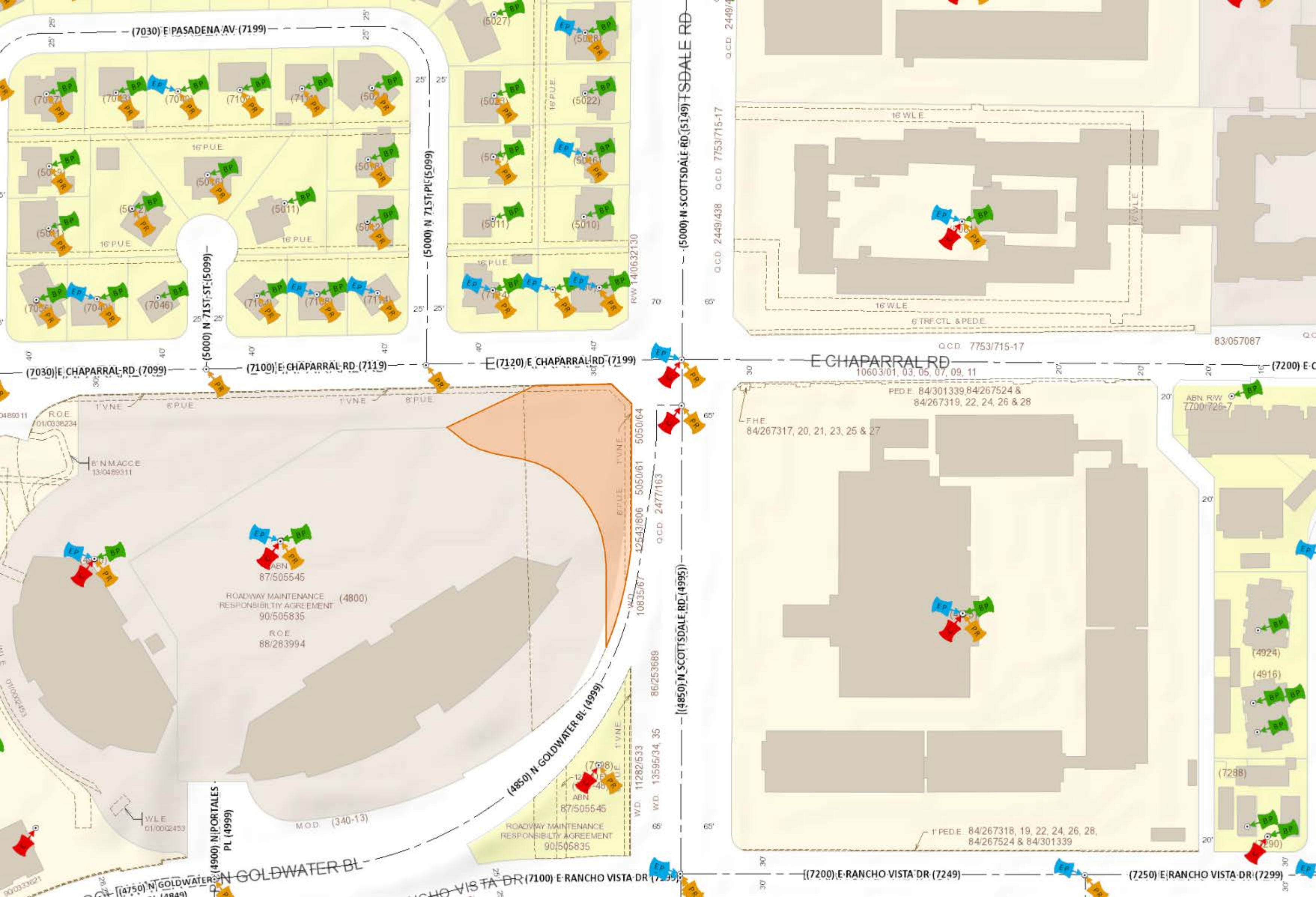






Feature Information

(1 of 1)

Clear ?

173-33-058B

Owner Information

Owner Name: FORUM CAPITAL LC

Property

Address:

Mailing Address: 4800 N SCOTTSDALE RD STE 1200

Address: SCOTTSDALE AZ USA 85251

Deed

Number: 060710929

Sale Date:

Sale Price: \$

Property Information

Lat/Long: 33.509215, -111.926546

S/T/R: 22 2N 4E

Jurisdiction: SCOTTSDALE

Zoning: D/RCO-2

PUC: 1074

Lot Size (sq ft): 26,891.00

MCR #:

Subdivision:

Lot #:

Floor: 1

Construction Year:

Living Space (sq ft):

Valuation Information

Tax Year: 2023 2022

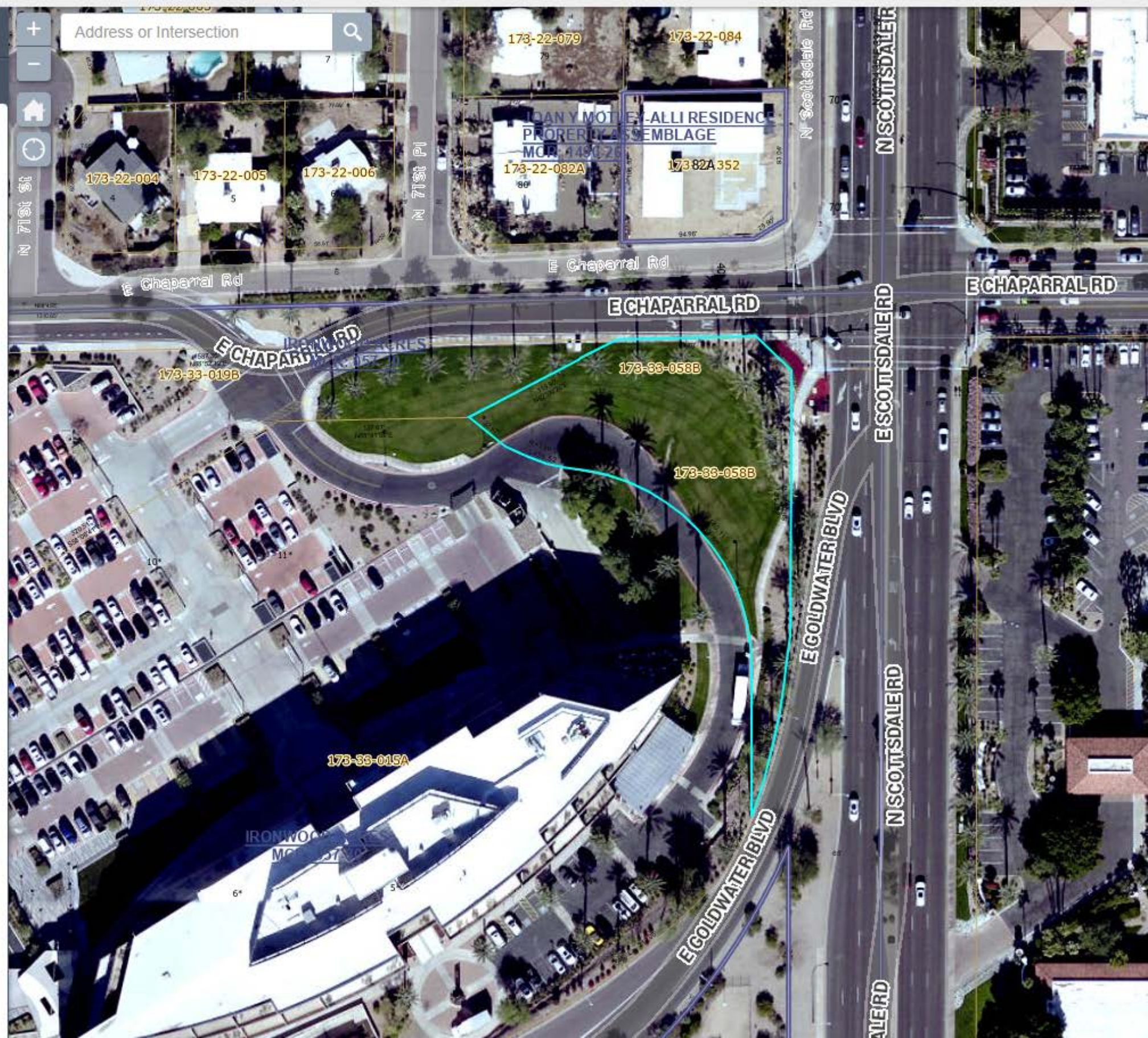
FCV: \$1,476,600 \$1,462,800

LPV: \$823,757 \$784,530

Legal Class: 1.12 1.12



Zoom to



THORNWOOD ACRES

A SUBDIVISION OF A PORTION OF THE NE 1/4, NE 1/4, SEC. 22, T.2N., R.4E.,
G. & S.R., B. & M., MARICOPA COUNTY, ARIZONA

57-3

STATE OF ARIZONA
County of Maricopa
I hereby certify that the within
instrument was filed and recorded
at request of
LANE TITLE & TR. CO.

AUG-6-1953 9:00 AM
In Book 132
on page

Witness my hand and official seal
the day and year aforesaid
ROGER J. DAVEN
Deputy Recorder

CAMELBACK

PARK

ESTATES

BOOK 50

PAGE 25

RD.

DEDICATION

CORONADO

EXCEPTION

The North 324.90 feet of the NE 1/4,
NE 1/4, Sec. 22, T.2N., R.4E., G. & S.R.,
B. & M., except the East 393.00 feet thereof.

EXCEPTION

The East 393.00 feet of
the N 1/2, N 1/2, NE 1/4, NE 1/4,
Sec. 22, T.2N., R.4E., G. &
S.R., B. & M.

NE COR SEC 22
FD MONUMENT

KNOW ALL MEN BY THESE PRESENTS That the Lane Title & Trust
Company, an Arizona Corporation, Trustee, has subdivided under the name
of THORNWOOD ACRES, the NE 1/4, NE 1/4, Sec. 22, T.2N., R.4E., G. & S.
R., B. & M., Maricopa County, Arizona, except the East 393.00 feet of the
N 1/2, N 1/2, NE 1/4, NE 1/4 of said Sec. 22, and except the North 324.90 feet
of the N 1/2, N 1/2, NE 1/4, NE 1/4 of said Sec. 22, except the East 393.00
feet thereof, and hereby publishes this plat as and for the plat of said
THORNWOOD ACRES, and hereby declares that said plat sets forth the
location and gives the dimensions of the lots, streets and alleys consti-
tuting same, and that each lot and street shall be known by the number or name
given each respectively on said plat and hereby dedicates to the public for
use as such the streets and alleys as shown on said plat and included in
the above described premises. Easements are dedicated for the purposes shown

IN WITNESS WHEREOF the Lane Title & Trust Company, as Trustee, has
hereunto caused its corporate name to be signed and its corporate seal to
be affixed, and the same to be attested by the signatures of Wm. A. Lane
Jr., its Vice President, and H. E. Morris, its Assistant Secretary,
thereunto duly authorized.

Done at Phoenix, Arizona, this 5th day of August, 1953.

LANE TITLE & TRUST COMPANY TRUSTEE

BY: Wm. A. Lane Jr. VICE PRESIDENT ATTEST: H. E. Morris ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF ARIZONA
COUNTY OF MARICOPA

On this, the 5th day of August, 1953, before me, the
undersigned officer, personally appeared Wm. A. Lane Jr., who acknowl-
edged himself to be the Vice President, and Vernon L. Christie, who acknowledged
himself to be the Assistant Secretary of the Lane Title & Trust Company,
a corporation, and acknowledged that they, as such Vice President and
Assistant Secretary, respectively, being authorized so to do, executed
the foregoing instrument for the purpose therein contained by signing the
name of the corporation, as Trustee, by themselves, as Vice President
and Assistant Secretary, respectively.

IN WITNESS WHEREOF I hereunto set my hand and official seal
My commission expires 2-27-1954

Notary Public

APPROVAL

Approved by the Planning and Zoning Commission of Maricopa County,
Arizona, this 5th day of August, 1953.

Chairman

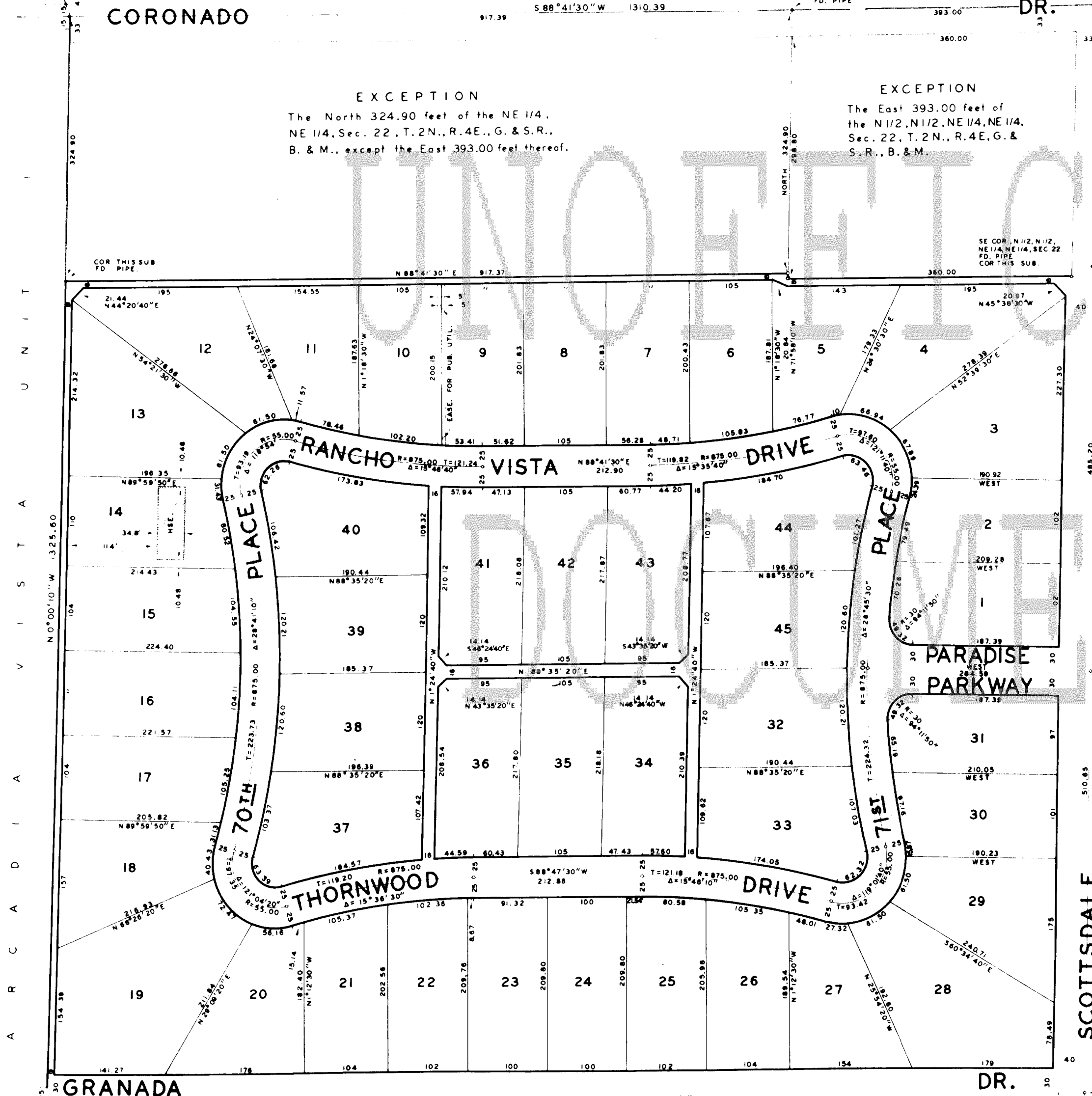
CERTIFICATE

This is to certify that the survey and subdivision of the premises as des-
cribed and platted hereon was made under my direct supervision during the month
of July, 1953

Engineer and Land Surveyor

WESTERN ENGINEERING, INC.
29-A FELTMAN BLDG.-SCOTTSDALE, ARIZONA
JOB NO. 530618

NE COR NE 1/4,
NE 1/4, SEC. 22,
TO PIPE



SW COR NE 1/4,
NE 1/4, SEC. 22,
& COR THIS SUB
TO PIPE

SE COR NE 1/4,
NE 1/4, SEC. 22,
& COR THIS SUB
TO PIPE

City of Scottsdale, Arizona, an Arizona Corporation, as

and BEATRICE B. HODSON, a widow, as to a Seller
 for the consideration of the sum of One Dollar, receipt of which is hereby acknowledged by the City of Scottsdale, a municipality created and existing under the laws of the State of Arizona, a permanent easement and right of way, for the following purposes, to have and to hold the said easement and right of way, for the following purposes, to have and to hold the said easement and right of way, together with such bridges, culverts, ramps, and cuts as may be necessary, and to construct, operate and maintain any public utility lines, pipes or poles, on, over, under, and across the ground embraced within the right of way situated in the City of Scottsdale, State of Arizona, and described as follows:

That part of the Northeast quarter of Section Twenty-Two (22), Township Two (2) North, Range Four (4) East of the Gila and Salt River Base and Meridian, described as lying between a line parallel with and Forty (40.00) feet south of the North line of said Northeast quarter of Section 22; a line parallel with and Fifty-Five (55.00) feet west of the East line of said Northeast quarter of Section 22; and an arc of Twenty (20.00) foot radius tangent to said lines.

HIGHWAY PURPOSES

To have and to hold the said easement and right of way unto the City of Scottsdale, a municipality created and existing under the laws of the State of Arizona and unto its successors and assigns forever, together with the right of ingress and egress to permit the economical operation and maintenance of said public highway and public utilities and all incidents thereto.

And the Grantors hereby covenant that they are lawfully seized and possessed on this aforementioned tract or parcel of land, that they have a good and lawful right to sell and convey it, that it is free from all encumbrances, and that they will warrant the title and quiet possession thereto against the lawful claim of all persons.

The said easement to include the right to cut back and trim such portion of the branches and tops of the trees now growing or that may hereafter grow upon the above described premises, as may extend over said right of way, so as to prevent the same from interfering with the efficient maintenance and operation of said public highway and public utilities.

Wherever in the foregoing instrument the plural is used it will be read as singular, and when necessary, and wherever words indicating gender are employed, they will apply to either masculine, feminine or neuter as the context requires.

Dated this 2nd day of March, 1964
 GAN-WEY CORPORATION
 By Beatrice B. Hodson (Seal) _____ (Seal)
Ben C. Pearson, Secretary (Seal) _____ (Seal)
L. M. McLeod - Pres. (Seal) _____ (Seal)

STATE OF _____ } ss.
 COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 1964, by _____

In witness whereof I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

STATE OF Arizona)
COUNTY OF Maricopa) ss

On this the 3rd day of March, 1964, before me, Elsie L. Ganger, the undersigned officer, personally appeared L. M. McLeod and Ben C. Pearson who acknowledged themselves to be the President and Secretary respectively, of Gann-Way Corporation, a corporation, and that they, as such officers being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as President and Secretary.
In witness whereof I hereunto set my hand and official seal.

Unofficial Document
Elsie L. Ganger
Notary Public

My Commission Expires Dec. 7, 1966

Arizona
Maricopa

On this the 2nd day of March
1964, before me Elmer L. Ganger
the undersigned officer, personally appeared Beatrice B. Hodson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Elmer L. Ganger
Notary Public

My Commission Expires Dec. 1964



STATE OF _____)
COUNTY OF _____) ss

On this the _____ day of _____
19____, before me _____
the undersigned officer, personally appeared _____
_____, known to me (or satisfactorily proven) to be the person whose name _____ subscribed to the within instrument and acknowledged that he executed the same for the purpose therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

94607
OLD FILED

STATE OF ARIZONA }
County of Maricopa } ss.

I hereby certify that the within instrument was filed and recorded at request of

CITY OF SCOTTSDALE

MAY 14 1964-143

In docket 5050
on page 64-65-66

Witness my hand and official seal the day and year aforesaid.

CLIFFORD H. WARD

Recorder
By Wm. Denton
Deputy Recorder

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