

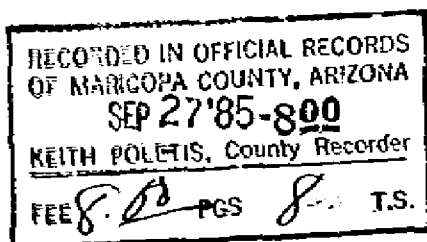
TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

When Recorded, Return to:

Sunrise Limited Partnership  
c/o D. Randall Stokes, Esq.  
Brown & Bain, P.A.  
P.O. Box 400  
Phoenix, Arizona 85001

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DECLARATION OF ANNEXATION AND  
SUBJECTION of Additional Property  
to Declaration of Covenants, Condi-  
tions and Restrictions for Warner  
Ranch made as of the 20th day of  
September, 1985 by SUNRISE LIMITED  
PARTNERSHIP, an Illinois limited  
partnership doing business in the  
State of Arizona as S Limited Part-  
nership (hereinafter referred to as  
"Developer"), and PIONEER TRUST  
COMPANY OF ARIZONA, an Arizona cor-  
poration, as Trustee of its Trust  
No. 20,722 (hereinafter referred to  
as "Trustee").

RECITALS:

1. Trustee is the owner of fee title to that certain real property (the "Warner Ranch Manor Property") more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

2. Developer is the Developer under that certain Declaration of Covenants, Conditions and Restrictions for Warner Ranch (the "Master Declaration"), dated January 21, 1985 and

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recorded on January 24, 1985 at Recorder's No. 85-033713, in the office of the Maricopa County, Arizona Recorder.

3. Trustee and Developer desire to impose upon the Warner Ranch Manor Property the same mutually beneficial restrictions under a general plan of improvement for the benefit of the owners of residential property within the Warner Ranch Manor Property as are contained in and imposed by the Master Declaration upon other residential real property in the vicinity of the Warner Ranch Manor Property, all as contemplated and permitted by the Master Declaration and, in particular, by Article VI of the Master Declaration.

Unofficial Document

**D E C L A R A T I O N :**

NOW, THEREFORE, Trustee and Developer hereby declare that the Warner Ranch Manor Property, as more particularly described on Exhibit "A" hereto, shall be held, sold and conveyed subject to the easements, restrictions, covenants, conditions, terms and provisions contained and set forth in the Master Declaration (as the same may be hereafter amended in accordance with the terms of the Master Declaration) and, as more particularly provided in the Master Declaration, said easements, restrictions, covenants, conditions, terms and provisions, which are for the purposes of protecting the value and desirability of the real property hereby subjected to the Master Declaration, shall run with said real property, shall be binding on all parties having any right, title or interest in

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the Warner Ranch Manor Property or any part thereof and their heirs, personal representatives, successors and assigns and shall inure to the benefit of each owner thereof.

For purposes of the Master Declaration (and, in particularly, for purposes of Article I, Section 19 and Article VIII thereof), Exhibit "B" hereto sets forth the "Phases" (as that term is defined and used in the Master Declaration) into which the Warner Ranch Manor Property is hereby divided. As provided in the Master Declaration, the numbers or letters (or numbers and letters) assigned to Phases hereby are and shall be for reference only and shall not control the order of development or sale of Lots (as that term is used and defined in the Master Declaration) within any Phase or from Phase to Phase.

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Developer hereby certifies that, as required by Article VI of the Master Declaration, the Veterans Administration and the Federal Housing Administration have approved the annexation effected hereby, evidence of which approvals is maintained at 4820 South Mill Avenue, Tempe, Arizona 85282.

IN WITNESS WHEREOF, Trustee and Developer have hereby executed this instrument as of the day and year first set forth above.

TRUSTEE:

PIONEER TRUST COMPANY OF ARIZONA,  
an Arizona corporation, as Trustee  
of its Trust No. 20,722, and not  
personally

By

Its

Brian W. Barkyoumb  
TRUST OFFICER

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DEVELOPER:

SUNRISE LIMITED PARTNERSHIP,  
an Illinois limited partnership  
doing business in the State of  
Arizona as S Limited Partnership

By UDC ADVISORY SERVICES, INC.,  
an Illinois corporation,  
General Partner

By *Boyd L. Gillilan*  
Boyd L. Gillilan, Treasurer

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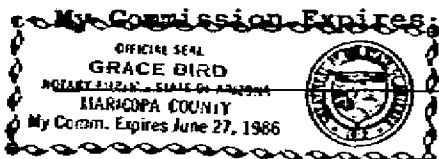
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STATE OF ARIZONA )  
 ) ss.  
 County of Maricopa )

On this 26 day of September, 1985, before me, the undersigned officer, personally appeared John W. [Signature] who acknowledged himself to be the Trust Officer of PIONEER TRUST COMPANY OF ARIZONA, an Arizona corporation, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
 Notary Public



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STATE OF ARIZONA )  
 ) ss.  
 County of Maricopa )

On this 23 day of September, 1985, before me, the undersigned officer, personally appeared BOYD L. GILLILAN, who acknowledged himself to be the Treasurer of UDC ADVISORY SERVICES, INC., an Illinois corporation which is the General Partner of SUNRISE LIMITED PARTNERSHIP, an Illinois limited partnership doing business in the State of Arizona as S Limited Partnership, and that he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation and partnership by himself.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
 Notary Public

My Commission Expires:



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**VALLEY ENGINEERING & SURVEYING CO.**  
ENGINEERS • PLANNERS • SURVEYORS

Jesse W. Teacher L.S.

Paul E. Braunstein P.E. L.S.

**LEGAL DESCRIPTION FOR WASSER RANCH MANOR**

That portion of the West half of the Northeast quarter and East half of the Northwest quarter of Section 22, T.1.S., R.4.E., Gila and Salt River Base and Meridian, Maricopa County, Arizona; more particularly described as follows;

**BEGINNING** at the North quarter corner of said Section 22;

**THENCE** S 00 09'23" W, 620.00 feet to a point of curvature with a tangent curve concave to the West, having a radius of 1300.00 feet, and a central angle of 05 57'07";

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**THENCE** Southerly along said curve through an arc length of 135.04 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** S 83 53' 30" E., 30.00 feet;

**THENCE** S 37 45' 38" E., 21.51 feet;

**THENCE** S 81 57' 10" E., 223.66 feet to a point of curvature with a tangent curve concave to the North, having a radius of 470.00 feet and a central angle of 21 45' 02";

**THENCE** S 13 42'13" E , radial to the last described curve, 250.00 feet;

**THENCE** S 11 20'00" W, 450.00 feet;

**THENCE** S 03 45'41" W, 544.99 feet;

**THENCE** N 84 06'56" W, 230.00 feet;

**THENCE** N 89 56'41" W, 270.00 feet;

**PAGE 1**

5777 South Rural Road, Suite 3 • Tempe, Arizona 85283 • (602) 820-2149

EXHIBIT "A"

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**LEGAL DESCRIPTION FOR WARNER RANCH MAJOR**

THENCE S 84 23'35" W, 86.00 feet to a point on a circular curve concave to the West, with a radial bearing of N 88 06'30" W, having a radius of 637.00 feet and a central angle of 14 16'53";

THENCE Northerly along said curve, an arc length of 158.78 feet;

THENCE N 12 23'23" W, tangent to the last described curve, 106.77 feet to a point of curvature with a tangent curve concave to the East, having a radius of 637.00 feet and a central angle of 38 27'28";

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THENCE Northerly along the arc of said curve 427.56 feet;

THENCE N 26 04'05" E, tangent to the last described curve, 160.00 feet to a point of curvature with a tangent curve concave to the West, having a radius of 1300.00 feet and a central angle of 19 57'34";

THENCE Northerly along the arc of said curve 452.87 feet to the TRUE POINT OF BEGINNING.

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## EXHIBIT "B"

Phases and Lots within Warner Ranch Manor,  
according to the Plat Recorded in Book 287  
of Maps, page 32, Office of Maricopa County,  
Arizona Recorder.

<u>Phase Number</u>	<u>Lots Included Within The Phase</u>
1	1-47, inclusive
2	48-65, inclusive; and 84-90, inclusive
3	66-83, inclusive

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