

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

When Recorded, Return to:

PROP RSTR (P9)

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

85-236635

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

101

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA			
MAY 23 1985 -4 00			
KEITH POLETIS, County Recorder			
FEE	7.00	PGS	7 H.O.

## R E C I T A L S :

1. Trustee is the owner of fee title to that certain real property (the "Initial Warner Ranch Village Unit I 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 recorded on January 24, 1985 at Recorder's No. 85-033713, in the office of the Maricopa County, Arizona Recorder.

85 236635

2

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

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

Unofficial Document

NOW, THEREFORE, Trustee and Developer hereby declare that the Initial Warner Ranch Village Unit I 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 the Initial Warner Ranch Village Unit I Property or any part thereof and their heirs, personal representatives, successors and assigns and shall inure to the benefit of each owner thereof.

85 236635

3

For purposes of the Master Declaration (and, in particular, 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 Initial Warner Ranch Village Unit I 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.

Developer hereby certifies Unofficial Document 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 Brian W. Barkyount  
its TRUST OFFICER

85 236635

4

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, its  
General Partner

By [Signature]  
Its Treasurer

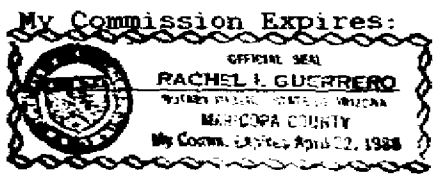
STATE OF ARIZONA        )  
                                  ) ss.  
County of Maricopa     )

Unofficial Document

On this 22nd day of May, 1985, before me,  
the undersigned officer, personally appeared Brian W. Barkyoub  
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 fore-  
going 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



85 236635

5

STATE OF ARIZONA            )  
                                  ) ss.  
County of Maricopa        )

On this 20<sup>th</sup> day of May, 1985, before me, the undersigned officer, personally appeared Boyd L. Hillman, who acknowledged himself to be the President of UDC ADVISORY SERVICES, INC., an Illinois corporation which is 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.

Pat E. Nugent  
Notary Public

My Commission Expires:

Unofficial Document



85 236635

## EXHIBIT "A"

A portion of the East half of the Northwest Quarter of Section 22, T1S, R4E, of the 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 N  $89^{\circ} 50' 37''$  W., 914.34 feet along the North line of said Section 22;

THENCE S  $00^{\circ} 06' 49''$  E., 55.00 feet to the TRUE POINT OF BEGINNING;

THENCE S  $89^{\circ} 50' 37''$  E., 861.09 feet;

THENCE S  $44^{\circ} 50' 37''$  E., 28.28 feet;

THENCE S  $00^{\circ} 09' 23''$  W., 545.00 feet;

THENCE S  $00^{\circ} 47' 39''$  W., 102.47 feet Unofficial Document int of curvature with a circular curve concave to the West and having a radius of 1270.00 feet;

THENCE Southerly along the arc of said curve through a central angle of  $02^{\circ} 09' 19''$  a distance of 47.77 feet to a point of non-tangency having a radial bearing of N  $83^{\circ} 03' 38''$  W.;

THENCE N  $89^{\circ} 50' 37''$  W., 871.83 feet;

THENCE N  $00^{\circ} 06' 49''$  W., 715.01 feet to the TRUE POINT OF BEGINNING.

Above described property also known as Tract "B" and Tract "C" of "Warner Ranch", Book 277, Page 29, MCR.

85 236635

## EXHIBIT "B"

Phases and Lots within Warner Ranch Village Unit I, according to the plat recorded in Book 282 of Maps, page 19, in the office of the Maricopa County, Arizona Recorder.

<u>Phase Number</u>	<u>Lots Included within the Phase</u>
1	26-53, inclusive; <u>and</u> 81-104, inclusive
2	1-10, inclusive; <u>and</u> 54-69, inclusive
3	11-25, inclusive; <u>and</u> 70-80, inclusive