

Added JA 6 part  
under Regulations

TRACT A  
CCCR-

EXHIBIT "A"  
-DESCRIPTION-

92 202664

That part of Tract "A" TONTO HILLS, a subdivision of record in the office of the County Recorder of Maricopa County, Arizona in book 93 of Maps, page 5, described as follows:

BEGINNING at the Southwest corner of said Tract "A";

thence North 25 degrees 42 minutes 06 seconds West along the West line of said Tract "A", a distance of 292.00 feet;

thence North 17 degrees 18 minutes 40 seconds East, a distance of 409.92 feet;

thence South 72 degrees 41 minutes 20 seconds East, a distance of 90.00 feet;

thence North 17 degrees 24 minutes 31 seconds East, a distance of 269.19 feet to a point of curvature on the East line of said Tract "A", a radial bearing from said point of curvature being North 63 degrees 50 minutes 00 seconds East;

thence Southeasterly along a curve concave to the Northeast, said curve having a radius of 290.00 feet, a central angle of 21 degrees 00 minutes 00 seconds and an arc length of 106.29 feet;

thence South 47 degrees 10 minutes 00 seconds East, a distance of 190.00 feet;

thence South 37 degrees 50 minutes 00 seconds West, a distance of 137.20 feet to the point of curvature of a curve concave to the Southeast;

thence Southwesterly along said curve having a radius of 180.34 feet, a central angle of 34 degrees 01 minutes 52 seconds and an arc length of 107.12 feet to a point of reverse curvature of a curve concave to the Northwest;

thence Southwesterly along said curve having a radius of 150.78 feet, a central angle of 52 degrees 53 minutes 34 seconds and an arc length of 139.19 feet;

thence South 56 degrees 41 minutes 42 seconds West, a distance of 73.23 feet;

thence South 2 degrees 24 minutes 28 seconds West, a distance of 286.85 feet to a point on the South line of said Tract "A";

thence north 82 degrees 40 minutes 06 seconds West along the said South line, a distance of 120.00 feet to the POINT OF BEGINNING.

EXHIBIT "B"

92 202664

The following restrictions shall be incorporated into and recorded with the Deed conveying title to Buyer for subject property:

1. Grantor and Grantees agree to restrict this sale and all future sales of Tract "A", TONTO HILLS to allow one (1) single-family residence with or without one (1) guest quarters per 35,000 square feet.
2. Grantor reserved the right to sell the remaining portion of Tract "A", TONTO HILLS, which has been split into three parcels, which may subsequently be re-split by subsequent owners, provided that at no time shall any parcel created within Tract "A", TONTO HILLS, consist of less than 35,000 square feet. Grantee further reserves the right to split grantee portions of said Tract "A", TONTO HILLS (subject property) provided that no parcel created from such split shall consist of less than 35,000 square feet.
3. No livestock shall be raised, grazed, corralled, or kept in any way on subject property.
4. No Trailer, Camper, Boat, Motor Home, R.V., Automobile, Motorcycle, Motorbikes or other motor vehicle of any type or description shall be constructed, reconstructed or repaired on subject property and no inoperable vehicle may be stored or parked on the subject property; provided, however, that the provisions of this section shall not apply to:
  - (a). Emergency vehicle repairs or temporary construction shelters, or facilities maintained during and used exclusively in connection with the construction of any improvement; and
  - (b). Vehicles parked in garages and/or carports.
5. No Trailer, Camper, Boat, Motor Home, Recreational Vehicle or similar equipment shall be permitted upon the property for a period longer than is absolutely necessary to temporarily discharge or pick up owners or other lawful occupants of the Development, except as specifically provided herein, unless such R.V. Vehicle is within the confines of a garage.

  
DOUGLAS B. JOHNSON  
THOMAS B. LANE  
HARLENE D. LANE

HOLD FOR SECURITY TITLE

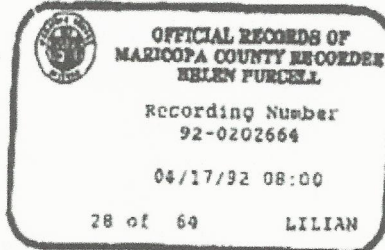
RECORDING REQUESTED BY

SECURITY TITLE AGENCY

When recorded mail to:

Mr. and Mrs. Thomas Lane  
38850 Spanish Boot  
P.O. Box 2297  
Cave Creek, AZ 85377

77-4489



SPACE ABOVE THIS LINE FOR RECORDER'S USE

### WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations, I or we,  
**DOUGLAS S. JOHNSON**, an unmarried man  
do hereby convey to  
**THOMAS B. LANE and MARLENE D. LANE**, husband and wife  
the following real property situated in Maricopa County, Arizona:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION, WHICH BY REFERENCE IS MADE A PART HEREOF.

SEE ATTACHED EXHIBIT "B" FOR DEED RESTRICTIONS, WHICH BY REFERENCE IS ALSO MADE A PART HEREOF.

Subject to current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor warrants the title against all persons whomsoever.

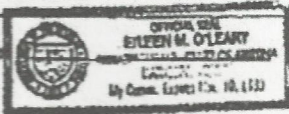
Dated this 13 day of April, 19 92

*Douglas S. Johnson*  
DOUGLAS S. JOHNSON

STATE OF ARIZONA } ss.  
County of Maricopa

This foregoing instrument was acknowledged before me this 15th day of April, 19 92  
by Douglas S. Johnson

My commission expires



*Eileen M. O'Leary*  
Notary Public

STATE OF \_\_\_\_\_ } ss.  
County of \_\_\_\_\_

This foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_  
by \_\_\_\_\_

My commission expires \_\_\_\_\_

Notary Public