

PRELIMINARY TITLE REPORT - ORDER NO. 25,633

UNION TITLE COMPANY
ORDER NUMBER 25,633

STANDARD MORTGAGE X
OWNERS _____ PURCHASERS _____

AMOUNT \$ 45,000.00
AMOUNT \$ _____

NAME OF INSURED:

UNION GUARANTY CO., an Arizona corporation.

TITLE VESTED IN:

IRONWOOD LAND COMPANY, an Arizona corporation.

UNION TITLE COMPANY has caused to be examined the title to the real property described herein; and upon full compliance with all the requirements set forth herein to the satisfaction of UNION TITLE COMPANY, provided no matters affecting such title shall hereafter arise or become known, UNION TITLE COMPANY will issue its policy of title insurance, insuring the title to said property subject to the reservations, exceptions, conditions, matters and things set forth in Schedule "B" hereof. (All recording data refers to records in the office of the County Recorder of the County in which the real property is situated.)

DESCRIPTION OF PROPERTY SITUATED IN MARICOPA COUNTY, ARIZONA:

Lots Two (2), Three (3), Four (4), Nine (9), Eighteen (18), Nineteen (19), Twenty-four (24), Twenty-five (25), Twenty-eight (28), Twenty-nine (29), Thirty-one (31), Thirty-two (32), Thirty-three (33), Thirty-four (34), Thirty-five (35), Thirty-seven (37), Thirty-eight (38), Thirty-nine (39), Forty (40) to Forty-four (44), inclusive, Forty-seven (47) to Fifty-one (51), inclusive, Fifty-four (54), Fifty-six (56), Fifty-seven (57), Sixty-two (62), Sixty-six (66), Eighty-three (83), Eighty-four (84), Eighty-five (85), Eighty-seven (87) to Ninety-one (91) inclusive, Ninety-four (94), One Hundred Seven (107), One Hundred Eight (108), One Hundred Ten (110), One Hundred Eleven (111), One Hundred Thirteen (113), One Hundred Fourteen (114), One Hundred Sixteen (116) One Hundred Twenty (120) to One Hundred Twenty-three (123), inclusive, One Hundred Twenty-eight (128) to One Hundred Thirty-four (134), inclusive, One Hundred Thirty-nine (139), One Hundred Forty-one (141), One Hundred Forty-two (142), One Hundred Forty-three (143), (CONTINUED ON OTHER SIDE)

SCHEDULE "B":

1. The effect of any taxes or assessments which are not shown as existing liens by the records of any taxing agency or by the public records; and easements, liens or encumbrances which are not shown by the public record; rights or claims of persons in possession of said land which are not shown by the public record; facts, rights, interest or claims which are not shown by the public records; mining claims, exceptions or reservations in patents, water rights, claims or title to water; zoning ordinances, laws, governmental acts or regulations, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.

2. Taxes for the second half of the year 1963, assessed but not paid.

3. Taxes for the year 1964, a lien, but not yet payable.

4. Easement for public utilities and anchors over said premises, as shown on plat recorded in Book 93 of Maps, page 5.

5. Easement and rights incident thereto for water lines over various lots, as set forth in Instrument recorded March 14, 1961, in Docket 3621, page 167. *(Photos in this file)*

6. Right of way for Wash over various lots as shown on plat recorded in Book 93 of Maps, page 5.

Twenty-eight (128) to One Hundred Thirty-four (134), inclusive, One Hundred Thirty-nine (139), One Hundred Forty-one (141), One Hundred Forty-two (142), One Hundred Forty-three (143), (CONTINUED ON OTHER SIDE)

SCHEDULE "B":

1. The effect of any taxes or assessments which are not shown as existing liens by the records of any taxing agency or by the public records; and easements, liens or encumbrances which are not shown by the public record; rights or claims of persons in possession of said land which are not shown by the public record; facts, rights, interest or claims which are not shown by the public records; mining claims, exceptions or reservations in patents, water rights, claims or title to water; zoning ordinances, laws, governmental acts or regulations, restricting, regulating or prohibiting the occupancy, use or enjoyment of the land or any improvement thereon, or prohibiting a reduction in the dimensions or area, or separation in ownership, of any lot or parcel of land; or the effect of any violation of any such restrictions, regulations or prohibitions.
2. Taxes for the second half of the year 1963.
3. Taxes for the year 1964, a lien, but not yet payable.
4. Easement for public utilities and anchors over said premises, as shown on plat recorded in Book 93 of Maps, page 5.
5. Easement and rights incident thereto for water lines over various lots, as set forth in instrument recorded March 14, 1961, in Docket 3621, page 167. *(Photo in this file)*
6. Right of way for Wash over various lots as shown on plat recorded in Book 93 of Maps, page 5.
7. Easement and rights incident thereto, for electric lines and poles over a portion of lot 199, as shown in instrument recorded January 10, 1963, in Docket 4422, page 481.

(OVER)

UNION TITLE COMPANY

Search made to January 13, 1964 at 8:00 A.M. By _____ Examiner

CL/sl

(This is not a Title Insurance Policy)

CORINA LERCH

2-19-64 at 8:30 AM

35-62P

TITLE 507 4M LEBEAU PTG. CO.

2-19-64 TN

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LEGAL DESCRIPTION CONTINUED:

One Hundred Forty-five (145) to One Hundred Sixty (160), Inclusive, One Hundred Sixty-three (163), One Hundred Sixty-four (164), One Hundred Sixty-seven (167) to One Hundred Ninety-nine (199), Inclusive, Two Hundred One (201), Two Hundred Two (202), Two Hundred Five (205) to Two Hundred Eight (208), Inclusive, Two Hundred Fifteen (215) to Two Hundred Eighteen (218), Inclusive, Two Hundred Twenty (220) to Two Hundred Twenty-three (223), Inclusive, TONTO HILLS, according to the plat of record in the office of the County Recorder of Maricopa County, Arizona, in Book 93 of Maps, page 5.

EXCEPTIONS CONTINUED:

8. Restrictions contained in Instrument recorded January 23, 1961, in Docket 3561, page 201, and Amended restrictions recorded April 20, 1961, in Docket 3667, page 259,

No race restrictions have been recorded subsequent to February 15, 1950.

9. Mortgage executed by IRONWOOD LAND COMPANY, an Arizona corporation, to MICHAEL T. GOTTLIEB, E. V. GRAHAM and ROBERT BENSINGER, dated August 1, 1959, recorded January 7, 1960, in Docket 3115, page 232. TO SECURE: \$214,015.00; and thereafter assigned to LANE TITLE & TRUST COMPANY, an Arizona corporation, by Assignment of Mortgage, recorded January 16, 1962, in Docket 3992, page 448. *no, no PARTIAL 2 DKA 5246-44*

10. Mortgage executed by IRONWOOD LAND COMPANY, an Arizona corporation, to UNION GUARANTY CO., an Arizona corporation, dated 1-15-64, recorded 2-19-64, in Docket 4929, page 179. TO SECURE: \$45,000.00. *no no*

*Released
10-1-64
AM 5242*

REQUIREMENTS:

1. RECORD RELEASE of Mortgage executed by IRONWOOD LAND COMPANY, an Arizona corporation, to UNION GUARANTY CO., an Arizona corporation, dated April 22, 1963, recorded June 7, 1963, in Docket 4606, page 382. ~~TO SECURE: \$60,000.00.~~

Released 2-19-64 Dkt 4929/176

2. RECORD DEED by UNION TITLE COMPANY, an Arizona corporation, as Trustee, to IRONWOOD LAND COMPANY, an Arizona corporation, dated 1-15-64.

Recorded 2-19-64 Dkt 4929/177

3. RECORD MORTGAGE executed by IRONWOOD LAND COMPANY, an Arizona corporation, to UNION GUARANTY CO., an Arizona corporation.

4. RECORD DEED by IRONWOOD LAND COMPANY, an Arizona corporation, to UNION TITLE COMPANY, an Arizona corporation, as Trustee, *under Tr. # 517, dated 1-15-64*

Recorded 2-19-64 Dkt 4929-182