

TICOR TITLE INSURANCE COMPANY OF CALIFORNIA

WHEN RECORDED, RETURN TO:

DONALD E. DYKMAN
4110 N. Scottsdale Road
Suite 308
Scottsdale, Arizona-85251

ANNEX CTY (NX)

1 of 1 97040187 DF
U10

DECLARATION OF ANNEXATION

RECORDED IN OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA		
APR 07 1987-200		
KEITH-POLETIS, County Recorder		
FEE 100	PGS 4	P.L.
37 210191		

This Declaration of Annexation is made this 30th day of MARCH, 1987, by Knoell Bros. Construction, Inc., an Arizona corporation (the "Declarant").

RECITALS:

A. The Declarant caused to be recorded with the County Recorder of Maricopa County, Arizona, as Instrument No. 87-200680, a Declaration of Covenants, Conditions and Restrictions for Keystone (the "Declaration"), subjecting the real property located in Maricopa County, Arizona, described on Exhibit A attached to the Declaration to the covenants, conditions and restrictions set forth in the Declaration.

B. Section 2.2 of the Declaration reserved to the Declarant the right, until seven (7) years from the date of the recording of the Declaration, to annex and subject to the Declaration all or any portion of the real property described on Exhibit B attached to the Declaration, which real property includes the real property, and all improvements located thereon, described on Exhibit A attached hereto (the "Annexed Property").

C. The Declarant desires to annex and subject the Annexed Property to the terms and conditions of the Declaration.

D. Capitalized terms used in this Declaration of Annexation shall have the meanings specified for such terms in the Declaration.

NOW, THEREFORE, pursuant to Section 2.2 of the Declaration, the Declarant hereby declares as follows:

1. Subject to the provisions of Section 2.2 of the Declaration, the Annexed Property is hereby annexed and subjected to the Declaration. The Annexed Property shall be divided into separate phases. The legal description of each phase within the Annexed Property is set forth in Exhibit A

87 210191

attached hereto. The phases of the Annexed Property are designated as phases 2 through 13 since phase one of the Project was subjected to the Declaration at the time the Declaration was recorded. Each phase of the Annexed Property shall become irrevocably annexed into the Project on the date (the "Commitment Date") on which the first Lot within each phase is conveyed to a Purchaser.

2. All portions of the Annexed Property except for the Lots shall be Common Area.

KNOELL BROS. CONSTRUCTION, INC., an Arizona corporation

By: Fredrick I. Godwin
Its: VICE PRESIDENT
PROJECT DEVELOPMENT

STATE OF ARIZONA)
County of MARKHAM) ss.

The foregoing instrument was acknowledged before me this 17th day of MARCH, 1987, by FREDRICK I. GODWIN, the V.P., PROJECT DEVELOPMENT of Knoell Bros. Construction, an Arizona corporation, on behalf of the corporation.

Kathleen Spilker-Miller
Notary Public

My Commission Expires:
7. 22. 1991

EXHIBIT A

87 210191

ANNEXED PROPERTY

Phase Two

Lots 225 through 227, inclusive, and Lots 255 through 258, inclusive, and Tract J, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Three

Lots 243 through 254, inclusive, and Tract H, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Four

Lots 236 through 242, inclusive, and Tract D, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Five

Lots 181 through 199, inclusive, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Six

Lots 170 through 180, inclusive, and Lots 200 through 209, inclusive, and Tracts P, Q and V, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Seven

Lots 157 through 169, inclusive, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Eight

Lots 146 through 156, inclusive, and Tracts T and U, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

87 210191

Phase Nine

Lots 134 through 145, inclusive, and Tracts M and N, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Ten

Lots 120 through 133, inclusive, and Tract L, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Eleven

Lots 108 through 119, inclusive, and Tracts F and G, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Twelve

Lots 101 through 107, inclusive, and Tract E, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.

Phase Thirteen

Lots 228 through 235, inclusive, and Lots 259 through 263, inclusive, and Tracts I and K, KEYSTONE, according to the plat recorded in Book 306 of Maps, page 20, records of Maricopa County, Arizona.