

Unofficial Document

WHEN RECORDED PLEASE RETURN TO:

DEL. E. WEBB DEVELOPMENT CO.
P.O. BOX 1705
SUN CITY, ARIZONA 85372

ATTN: GERALD WILLIAMS

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, DEL E. WEBB DEVELOPMENT CO., an Arizona corporation (Grantor), hereby conveys to RECREATION CENTERS OF SUN CITY, a non-profit Arizona corporation (Grantee), the following real property situated in Maricopa County, Arizona, as described in Exhibit A attached hereto and incorporated herein by reference together with all rights and privileges appurtenant thereto, and the personal property as listed in Exhibit B attached hereto and incorporated herein by reference.

The Grantor warrants title against all persons whomsoever, subject to current taxes and assessments, reservations, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations of record; and

FURTHER SUBJECT TO THE FOLLOWING:

1. Grantor reserves for a period of twenty (20) years, following the recording hereof the right of prior approval as to the site, exterior design of any structures, signs and improvements and of any expansion, modification or replacement thereto or thereof, in order that such structures, signs and improvements are compatible with the scheme of development of Sun City. This right may be enforced by Grantor or its successors by injunctive procedures. Grantor's approval shall not be unreasonably withheld.

2. This conveyance is made upon the express condition and covenant which is hereby declared to run with and bind the land hereby conveyed; that the herein-conveyed property shall be used for as a golf course with facilities and improvements related thereto and for no other purpose, including but not limited to investment company, realty company, brokerage, travel agency, or title company businesses, without the prior written consent of Grantor, or its successors, for a period of twenty (20) years following the date of recording hereof. This restriction shall be enforceable by Del E. Webb Development Co., or by the Grantor herein or by the then owner of any lot or parcel of land adjoining the property herein conveyed, by means of an injunction against any other use.

3. Grantee agrees to maintain the golf course in a standard consistent with that of the other golf courses in Sun City, Arizona. Grantee shall provide adequate water, mowing, fertilizer and other maintenance which is required on the course and shall maintain an adequate personnel force to assure the standard as indicated above.

STATE OF ARIZONA }
County of Maricopa } ss

I hereby certify that the within instrument was filed and recorded at request of

SUN CITY TITLE AGENCY CO.

OCT 2 - 1979 - 8 00

in Booklet 13936

on page 43 - 46

Witness my hand and official seal the day and year aforesaid.

B. H. Henry

By *[Signature]*

500

DKT 139363 44

DATED this 3rd day of April, 1979.

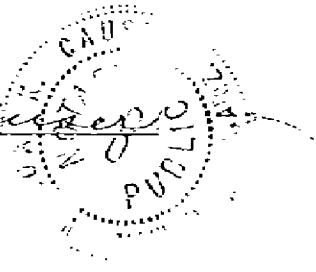
DEL E. WEBB DEVELOPMENT CO.,
an Arizona corporation

By J. S. Aubin
J. S. Aubin,
Executive Vice President

STATE OF ARIZONA)
)ss.
County of Maricopa)

This instrument was acknowledged before me this 3rd
day of April, 1979, by J. S. Aubin, known to me to
be the Executive Vice President of DEL E. WEBB DEVELOPMENT
CO., Grantor herein.

Wanda K. Cassero
Notary Public



My commission expires:
My Commission Expires Jan. 28, 1980

DI 139367 45

EXHIBIT A

DESCRIPTION

All that certain real property situate in Maricopa County, Arizona more particularly described as follows;

TRACTS "A", "B", "C" and "D", of SUN CITY UNIT TEN, according to the Plat of record in the County Recorders Office of Maricopa County, Arizona in Book 192, Page 42.

Unofficial Document

EXHIBIT B
Turf Equipment

DT 13936 * 46

QUAIL RUN

- 1 1978 Ford Courier - #BTG 6853
- 1 Cushman Workmaster - #898419-7810
- 1 Cushman Turf Truckster W/PTO 898507-7710
- 1 Toro Sand Pro - #08870-70250
- 1 Toro Greensmaster - #04327-80413
 Reels Model 04407-#s 74757
 74751-74756-71758-71763-71768
- 1 Set Thatching Reels Model 04416
 Unofficial Document
 #s 71226-71227-71228
- 1 Toro 76" Pro - 06143-50604
- 1 Toro Parkmaster (Gas) 33787-80122
 30" Spartan Mowers Model 01077
 Serial #s 80826-80825-80733-80850-82834-82535-80722-80108
- 1 Ryan Renovaire W/Drag Mat - 544317-7710-68891
- 1 Ryan Mat-a-Wag -544283-7610-62864
- 1 R&R Trailer #R-31
- 1 MF 40 Tractor W/Loader & Gannon
- 2 Cyclone Model B Push Seeders
- 1 Jake 20" Com. Rotary 32033-22742
- 1 McLane Edger
- 1 Stewart Top Dresser SC 71-1647
- 1 Broyhill Sprayer (100 gal. Roller Pump) W/Boom - W/Hose & Gun
- 1 Cyclone Seeder - W/PTO Elec Shaft