



When Recorded Mail to:
CHI Construction Company
7001 North Scottsdale Road
Suite 2050
Scottsdale, Arizona 85253

DATE/TIME: 07/27/05 1523
FEE: \$18.00
PAGES: 7
FEE NUMBER: 2005-093325

7

30023647

Escrow No. 72004545-MAM

SPECIAL WARRANTY DEED

For the consideration of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **SONORAN VISTA PARTNERS, LLC**, an Arizona limited liability company ("Grantor") does hereby grant, bargain, sell and convey to **CHI CONSTRUCTION COMPANY**, an Arizona corporation, ("Grantee"), the following described real property in Pinal County, Arizona and described on Exhibit "A" attached hereto and by this reference made a part hereof (the "Property"), together with all (a) buildings, structures and improvements located thereon, including, without limitation, all irrigation ditches, gates, vales, pumps, tanks, and wells, (b) all appurtenances, hereditaments, easements, rights-of-way, reversions, remainders, development rights, well rights, water rights, and air rights, (c) all oil, gas, and mineral rights not previously reserved, (d) all right, title and interest of Grantor in and to any adjoining strip or gores of property and any land lying within the bed of any adjoining street, highway, or waterway, and (e) any other rights or privileges appurtenant to such real property or used in connection therewith;

SUBJECT TO only those matters listed on Exhibit "B" attached hereto (the "Permitted Exceptions").

Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor but against none other.

Grantor binds itself and its successors, heirs, legatees and person representatives to warrant and defend the title against the acts of Grantor and none other, subject only to the Permitted Exceptions. Furthermore, Grantor hereby assigns, transfers and conveys to Grantee any and all rights, remedies and warranties acquired by Grantor from Grantee's predecessors in title.

DATED as of the 13th of July, 2005.

Sonoran Vista Partners, LLC,
an Arizona limited liability company

By: Harold J. Christ, Ltd., an Arizona
corporation, Member

By: Harold J. Christ
Its: President

By: Michael Johnson Investments, II, L.L.C., an
Arizona limited liability company, Member

By: Michael Johnson
Its: Member

By: Loma Sinagua LLC, an Arizona limited
liability company, Member

By: Thomas J. Tierney
Its: Member

FILED
PINAL COUNTY
ARIZONA
JUL 27 2005

minutes 51 seconds an arc distance of 964.64 feet;

thence North 88 degrees 42 minutes 12 seconds West a distance of 314.04 feet to a point of curvature concave Southerly with a radius of 860.00 feet;

thence Southwesterly along said curve to the left through a central angle of 23 degrees 46 minutes 36 seconds an arc distance of 356.88 feet to a point on a non-tangent curve concave Southeasterly whose center bears South 28 degrees 12 minutes 50 seconds East a distance of 1165.06 feet;

thence Southwesterly along last said curve to the left through a central angle of 11 degrees 39 minutes 05 seconds, an arc distance of 236.92 feet to a point on a non-tangent curve, concave Southeasterly, whose center bears South 38 degrees 23 minutes 48 seconds East a distance of 845.00 feet;

thence Southwesterly along said curve to the left, through a central angle of 4 degrees 11 minutes 28 seconds an arc distance of 61.81 feet;

thence North 42 degrees 35 minutes 15 seconds West a distance of 110.00 feet to a point on a non-tangent curve concave Southeasterly, whose center bears South 42 degrees 35 minutes 16 seconds East a distance of 955.00 feet;

thence Northeasterly along last said curve to the right, through a central angle of 4 degrees 11 minutes 28 seconds, an arc distance of 69.86 feet to a point on a non-tangent curve, concave Southeasterly, whose center bears South 33 degrees 15 minutes 51 seconds East a distance of 1243.23 feet;

thence Northeasterly along last said curve to the right through a central angle of 03 degrees 26 minutes 30 seconds an arc distance of 74.68 feet;

thence North 31 degrees 42 minutes 44 seconds West a distance of 169.28 feet;

thence North 00 degrees 30 minutes 39 seconds West a distance of 83.32 feet;

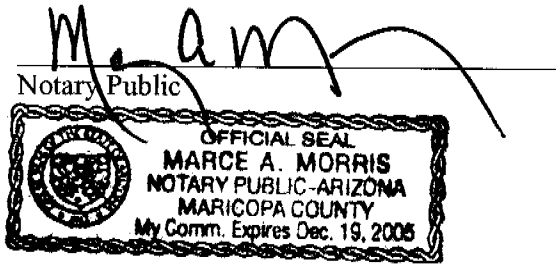
thence South 89 degrees 29 minutes 21 seconds West a distance of 86.97 feet to the point of beginning.

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On July 13, 2005, before me, the undersigned Notary Public, personally appeared, HAROLD J. CHRIST, as President of Harold J. Christ, Ltd., an Arizona corporation, as member of Sonoran Vista Partners, LLC, an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires: 12/19/05

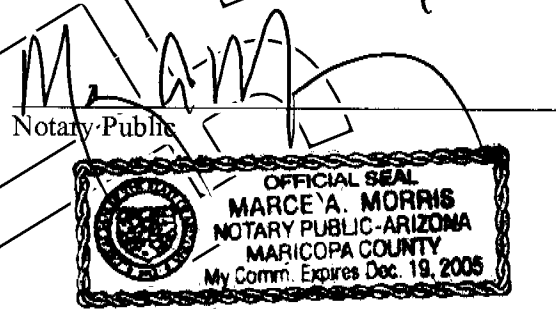


STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On July 13, 2005, before me, the undersigned Notary Public, personally appeared, MICHAEL JOHNSON, member of Michael Johnson Investments, II, L.L.C., an Arizona limited liability company, as member of Sonoran Vista Partners, LLC, an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires: 12/19/05

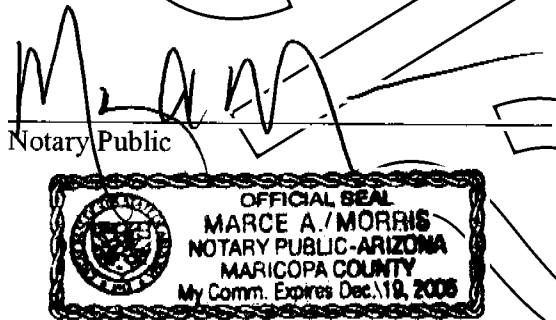


STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On July 13, 2005, before me, the undersigned Notary Public, personally appeared, THOMAS J. TIERNEY, member of Loma Sinagua LLC, an Arizona limited liability company, member of Sonoran Vista Partners, LLC, an Arizona limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

My commission expires: 12/19/05



EXHIBIT

'A'

The Village at Copper Basin Unit Five-A

A portion of Section 27, Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

beginning at a 5/8 inch rebar found at the West quarter corner of said Section 27;

thence North 02 degrees 19 minutes 02 seconds West along the West line of the Northwest quarter of said Section 27, a distance of 2652.00 feet to a 1/2 inch rebar found at the Northwest corner of said Section 27;

thence North 89 degrees 30 minutes 11 seconds East along the North line of the Northwest quarter of said Section 27, a distance of 1587.99 feet to a 1/2 inch iron rebar found;

thence South 00 degrees 29 minutes 49 seconds East a distance of 1340.40 feet to a 1/2 inch iron rebar found;

thence North 89 degrees 30 minutes 11 seconds East along a line parallel to the North line of the Northwest quarter of said Section 27 a distance of 824.33 feet;

thence South 15 degrees 29 minutes 49 seconds East a distance of 898.86 feet;

thence South 13 degrees 55 minutes 00 seconds East a distance of 15.00 feet to a point on a non tangent curve, concave Southeasterly, whose center bears South 13 degrees 55 minutes 00 seconds East a distance of 1540.00 feet;

thence Southwesterly along said curve to the left through a central angle of 16 degrees 33 minutes 03 seconds an arc distance of 444.85 feet to a point of tangency;

thence South 59 degrees 31 minutes 57 seconds West a distance of 121.37 feet;

Thence South 30 degrees 28 minutes 03 seconds East a distance of 80.00 feet to a point on a non-tangent curve, concave Southeasterly, whose center bears South 30 degrees 28 minutes 03 seconds East a distance of 25.00 feet;

thence Southwesterly along said curve to the right through a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 39.27 feet;

thence South 59 degrees 31 minutes 57 seconds West a distance of 80.00 feet to a point on a non tangent curve concave Southwesterly, whose center bears South 59 degrees 31 minutes 57 seconds West a distance of 25.00 feet;

thence Northwesterly along said curve to the left through a central angle of 90 degrees 00 minutes 00 seconds an arc distance of 39.27 feet to a point of tangency;

thence South 59 degrees 31 minutes 57 seconds West a distance of 14.58 feet to a point of curvature concave Northwesterly with a radius of 1740.00 feet;

thence Southwesterly along said curve to the right through a central angle of 31 degrees 45

minutes 51 seconds an arc distance of 964.64 feet;

thence North 88 degrees 42 minutes 12 seconds West a distance of 314.04 feet to a point of curvature concave Southerly with a radius of 860.00 feet;

thence Southwesterly along said curve to the left through a central angle of 23 degrees 46 minutes 36 seconds an arc distance of 356.88 feet to a point on a non-tangent curve concave Southeasterly whose center bears South 28 degrees 12 minutes 50 seconds East a distance of 1165.06 feet;

thence Southwesterly along last said curve to the left through a central angle of 11 degrees 39 minutes 05 seconds, an arc distance of 236.92 feet to a point on a non-tangent curve, concave Southeasterly, whose center bears South 38 degrees 23 minutes 48 seconds East a distance of 845.00 feet;

thence Southwesterly along said curve to the left, through a central angle of 4 degrees 11 minutes 28 seconds an arc distance of 61.81 feet;

thence North 42 degrees 35 minutes 15 seconds West a distance of 110.00 feet to a point on a non-tangent curve concave Southeasterly, whose center bears South 42 degrees 35 minutes 16 seconds East a distance of 955.00 feet;

thence Northeasterly along last said curve to the right, through a central angle of 4 degrees 11 minutes 28 seconds, an arc distance of 69.86 feet to a point on a non-tangent curve, concave Southeasterly, whose center bears South 33 degrees 15 minutes 51 seconds East a distance of 1243.23 feet;

thence Northeasterly along last said curve to the right through a central angle of 03 degrees 26 minutes 30 seconds an arc distance of 74.68 feet;

thence North 31 degrees 42 minutes 44 seconds West a distance of 169.28 feet;

thence North 00 degrees 30 minutes 39 seconds West a distance of 83.32 feet;

thence South 89 degrees 29 minutes 21 seconds West a distance of 86.97 feet to the point of beginning;

Exhibit "B"

Permitted Title Exceptions

1. Real Property taxes, which are a lien, not yet due and payable for the year 2005. (All taxes are paid current)
2. Reservations, exceptions and provisions contained in the patent from the State of Arizona, and in the acts authorizing the issuance thereof, recorded

March 3, 1978, in Docket 903, Page 37

Subject to existing reservations, easements, or rights-of-way heretofore legally obtained and now in full force and effect.

The right of entry to prospect for, mine and remove the minerals or materials reserved in the patent from the State of Arizona.

3. Water rights, claims or title to water, whether or not disclosed by the public records.
4. Any obligations imposed upon said land by its inclusion within the following named district:
New Magma Irrigation and Drainage District, Central Arizona Water Conservation District, Pinal County Flood Control District, Phoenix Active Management Area Groundwater Recovery District
5. Development Agreement for Copper Basin Planned Community, dated July 11, 2000, recorded July 20, 2000, in Instrument No. 2000-030138.
6. Ordinance No. 122000-BS, by the Board of Supervisors, Pinal County, Arizona, relating to residential fireplace restrictions, recorded January 5, 2001, in Instrument No. 2001-000756.
7. Covenants, conditions and restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in the document

Recorded: November 18, 2002, Instrument No. 2002-062825, said declaration contains liabilities and obligations

Amendment(s) of said covenants, conditions and restrictions
Recorded: November 26, 2002, Instrument No. 2002-065044

Amendment(s) of said covenants, conditions and restrictions
Recorded: February 14, 2003, Instrument No. 2003-010043

Amendment(s) of said covenants, conditions and restrictions
Recorded: March 30, 2004, Instrument No. 2004-022370

Amendment(s) of said covenants, conditions and restrictions
Recorded: May 10, 2004, Instrument No. 2004-034245

8. Easements, restrictions, reservations, and conditions as set forth on Plat of said subdivisions, recorded in Cabinet E, Slide 31.

9. Notice of Contact Information for Village of Copper Basin Homeowners Association, recorded July 30, 2004, in Instrument No. 2004-058016.

Homeowners Association