



When Recorded, Mail to:
Johnson Ranch Community Association, Inc.
8360 E. Via de Ventura, Suite 100, Bldg. L
Scottsdale, AZ 85258-3172

DATE/TIME: 10/26/06 1441
FEE: \$18.00
PAGES: 10
FEE NUMBER: 2006-149147

Exempt from Affidavit of Value
pursuant to ARS §11-1134,D8

SPECIAL WARRANTY DEED

For the consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations received, JOHNSON RANCH HOLDINGS, L.L.C, a Delaware limited company ("*Grantor*"), does hereby convey to JOHNSON RANCH COMMUNITY ASSOCIATION, INC., an Arizona corporation ("*Grantee*"), the following described real property (the "*Property*") situated in Pinal County, Arizona:

SEE EXHIBIT "A" ATTACHED HERETO AND BY
THIS REFERENCE MADE A PART HEREOF

SUBJECT TO: current taxes; patent reservations; all covenants, conditions, restrictions, reservations, easements and declarations or other matters of record or to which reference is made in the public record; any and all conditions, easements, encroachments, rights-of-way, or restrictions which a physical inspection, or accurate survey, of the Property would reveal; and the applicable zoning and use regulations of any municipality, county, state, or the United States affecting the Property.

AND THE GRANTOR hereby binds itself and its successors to warrant and defend the title against the acts of the Grantor and no other, subject to the matters set forth above.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 25th day of October, 2006.

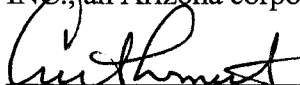
JOHNSON RANCH HOLDINGS, L.L.C., a Delaware limited liability company

By: JOHNSON RANCH ASSOCIATES, LLC, a Delaware limited liability company, its Manager

By: SUNBELT J/R MANAGEMENT L.L.C., an Arizona limited liability company, its Managing Member

By: SUNBELT HOLDINGS IV L.L.C., an Arizona limited liability company, its Manager

By: SUNBELT HOLDINGS MANAGEMENT, INC., an Arizona corporation, its Manager

By: 
Curt Smith,
Executive Vice President

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 25th day of October, 2006, by Curt Smith, the Executive Vice President of Sunbelt Holdings Management Inc., an Arizona corporation, the Manager of Sunbelt Holdings IV, L.L.C. an Arizona limited liability company, the Manager of Sunbelt J/R Management L.L.C., an Arizona limited liability company, the Managing Member of Johnson Ranch Associates, LLC, a Delaware limited liability company, the Manager of Johnson Ranch Holdings, L.L.C., a Delaware limited liability company, for and on behalf thereof.

Julie M. King
Notary Public

My Commission Expires:

3/14/2009



EXHIBIT A

See Attached

Johnson & Johnson

TRACT A
NWC HUNT HIGHWAY & GOLF CLUB DRIVE

That portion of the Northeast quarter of Section 19 and of the Southeast quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a brass cap flush accepted as the Northeast corner of said Section 19, from which a 2" iron pipe accepted as the Northwest corner of said Section 19 bears South 89 degrees 46 minutes 56 seconds West a distance of 5272.27 feet;

Thence South 89 degrees 46 minutes 56 seconds West, along the north line of said northeast quarter, a distance of 375.72 feet to the westerly right of way line of Hunt Highway and the **POINT OF BEGINNING**;

Thence South 36 degrees 39 minutes 14 seconds East, along said right of way line, a distance of 237.93 feet to the beginning of a tangent curve concave to the west having a radius of 25.00 feet;

Thence along said curve through a central angle of 90 degrees 00 minutes 00 seconds, an arc length of 39.27 feet to a point on the northerly right of way line of Golf Club Drive as shown on the Final Plat for Johnson Ranch - Unit 2, recorded in Cabinet C, Slide 40, Pinal County Records ;

Thence South 53 degrees 20 minutes 46 seconds West, along said northerly line, a distance of 40.59 feet to the beginning of a tangent curve concave to the north having a radius of 360.00 feet;

Thence along said curve and said northerly line through a central angle of 38 degrees 22 minutes 57 seconds an arc length of 241.16 feet to the beginning of a tangent reverse curve concave to the south having a radius of 440.00 feet;

Thence along said curve and said northerly line through a central angle of 01 degrees 46 minutes 49 seconds an arc length of 13.67 feet;

Thence, leaving said northerly right of way line, North 53 degrees 17 minutes 16 seconds East a distance of 192.50 feet;

Thence North 36 degrees 42 minutes 44 seconds West a distance of 24.00 feet;

Thence North 53 degrees 17 minutes 16 seconds East a distance of 31.94 feet;

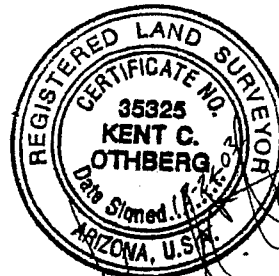
Thence North 36 degrees 39 minutes 14 seconds West a distance of 176.09 feet;

Thence North 53 degrees 20 minutes 46 seconds East a distance of 75.55 feet to said westerly right of way line of Hunt Highway;

Thence South 36 degrees 39 minutes 14 seconds East, along said westerly line, a distance of 23.52 feet to the **POINT OF BEGINNING**;

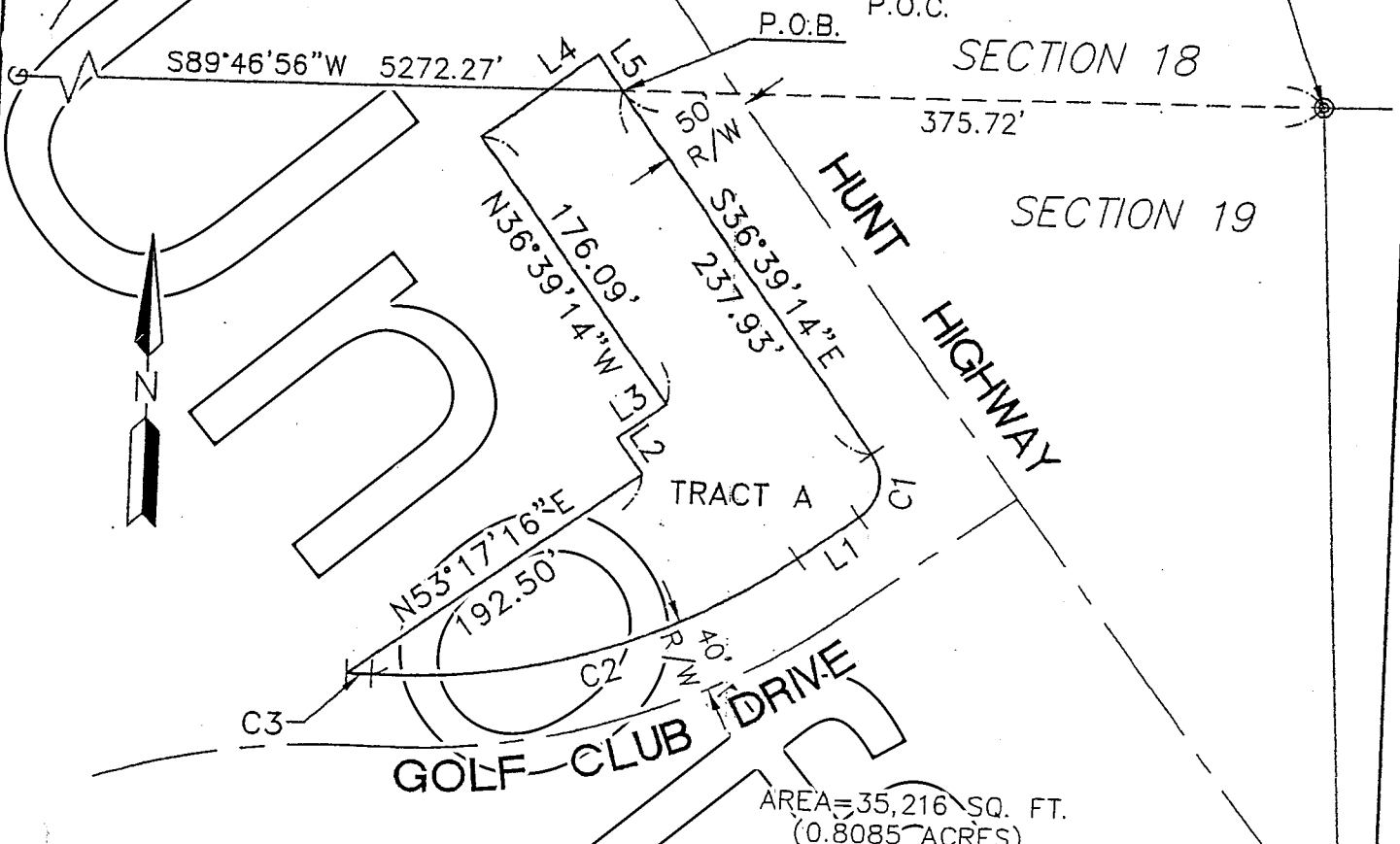
The above described parcel contains a computed area of 35,216 sq. ft. (0.8085 acres) more or less.

Prepared by: CMX L.L.C.
7740 N. 16th Street, Suite 100
Phoenix, Az. 85020
Project No. 6830.01
December 22, 2003



NORTHWEST CORNER
SECTION 19, T3S, R8E
FOUND 2" IRON PIPE

NORTHEAST CORNER
SECTION 19, T3S, R8E
FOUND BRASS CAP FLUSH
P.O.C.

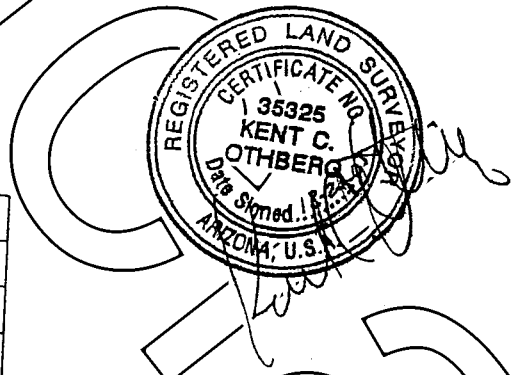


LINE TABLE

LINE	BEARING	DISTANCE
L1	S53°20'46"W	40.59'
L2	N36°42'44"W	24.00'
L3	N53°17'16"E	31.94'
L4	N53°20'46"E	75.55'
L5	S36°39'14"E	23.52'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	90°00'00"	25.00'	39.27'
C2	38°22'57"	360.00'	241.16'
C3	1°46'49"	440.00'	13.67'



CMX PROJ. 6830.01
DATE: 12/22/03
SCALE: N.T.S.
DRAWN BY: CLK
CHECKED BY: KCO

TRACT A
NWC HUNT HIGHWAY & GOLF CLUB DRIVE
PINAL COUNTY, ARIZONA
Exhibit "B"
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7740 N. 16TH ST. STE.100
PHOENIX, AZ 85020
PH (602) 567-1900
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www.cmxinc.com



**TRACT B
NWC HUNT HIGHWAY & GOLF CLUB DRIVE**

That portion of the Southeast quarter of Section 18, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a brass cap flush accepted as the Southeast corner of said Section 18, from which a 2" iron pipe accepted as the Southwest corner of said Section 18 bears South 89 degrees 46 minutes 56 seconds West a distance of 5272.27 feet;

Thence South 89 degrees 46 minutes 56 seconds West, along the south line of said southeast quarter, a distance of 375.72 feet to the westerly right of way line of Hunt Highway;

Thence North 36 degrees 39 minutes 14 seconds West, along said westerly line, a distance of 83.52 feet to the **POINT OF BEGINNING**;

Thence, leaving said westerly line, South 53 degrees 20 minutes 46 seconds a distance of 69.55 feet;

Thence North 36 degrees 39 minutes 14 seconds West a distance of 233.80 feet;

Thence North 53 degrees 20 minutes 46 seconds East a distance of 69.55 feet to said westerly right of way line;

Thence South 36 degrees 39 minutes 14 seconds East, along said westerly line, a distance of 233.80 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 16,261 sq.-ft. (0.3733 acres) more or less.

Prepared by: CMX L.L.C.
7740 N. 16th Street, Suite 100
Phoenix, Az. 85020
Project No. 6830.01
December 22, 2003





HUNT HIGHWAY

SOUTHEAST CORNER
SECTION 18, T3S, R8E
FOUND BRASS CAP FLUSH
P.O.C.

SOUTHWEST CORNER
SECTION 18, T3S, R8E
FOUND 2" IRON PIPE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°20'46"W	69.55'
L2	N53°20'46"E	69.55'

GOLF CLUB DRIVE

AREA=16,261 SQ. FT.
(0.3733 ACRES)



CMX PROJ. 6830.01
 DATE: 12/22/03
 SCALE: N.T.S.
 DRAWN BY: CLK
 CHECKED BY: KCO

TRACT B
 NWC HUNT HIGHWAY & GOLF CLUB DRIVE
 PINAL COUNTY, ARIZONA
Exhibit "B"
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7740 N. 16TH ST. STE. 100
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 PH (602) 567-1900
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6830\6830.01\TRACT-B.dwg 12-22-2003 - 3:06pm

**TRACT C
NWC HUNT HIGHWAY & GOLF CLUB DRIVE**

That portion of the Southeast quarter of Section 18 Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona, described as follows:

COMMENCING at a brass cap flush accepted as the Southeast corner of said Section 18, from which a 2" iron pipe accepted as the Southwest corner of said Section 18 bears South 89 degrees 46 minutes 56 seconds West a distance of 5272.27 feet;

Thence South 89 degrees 46 minutes 56 seconds West, along the south line of said southeast quarter, a distance of 375.72 feet to the westerly right of way line of Hunt Highway;

Thence North 36 degrees 39 minutes 14 seconds West, along said westerly line, a distance of 377.32 feet to the **POINT OF BEGINNING**;

Thence, leaving said westerly line, South 53 degrees 20 minutes 46 seconds a distance of 69.55 feet;

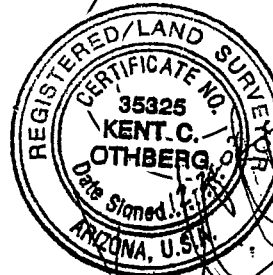
Thence North 36 degrees 39 minutes 14 seconds West a distance of 131.44 feet;

Thence North 53 degrees 20 minutes 46 seconds East a distance of 69.55 feet to said westerly right of way line;

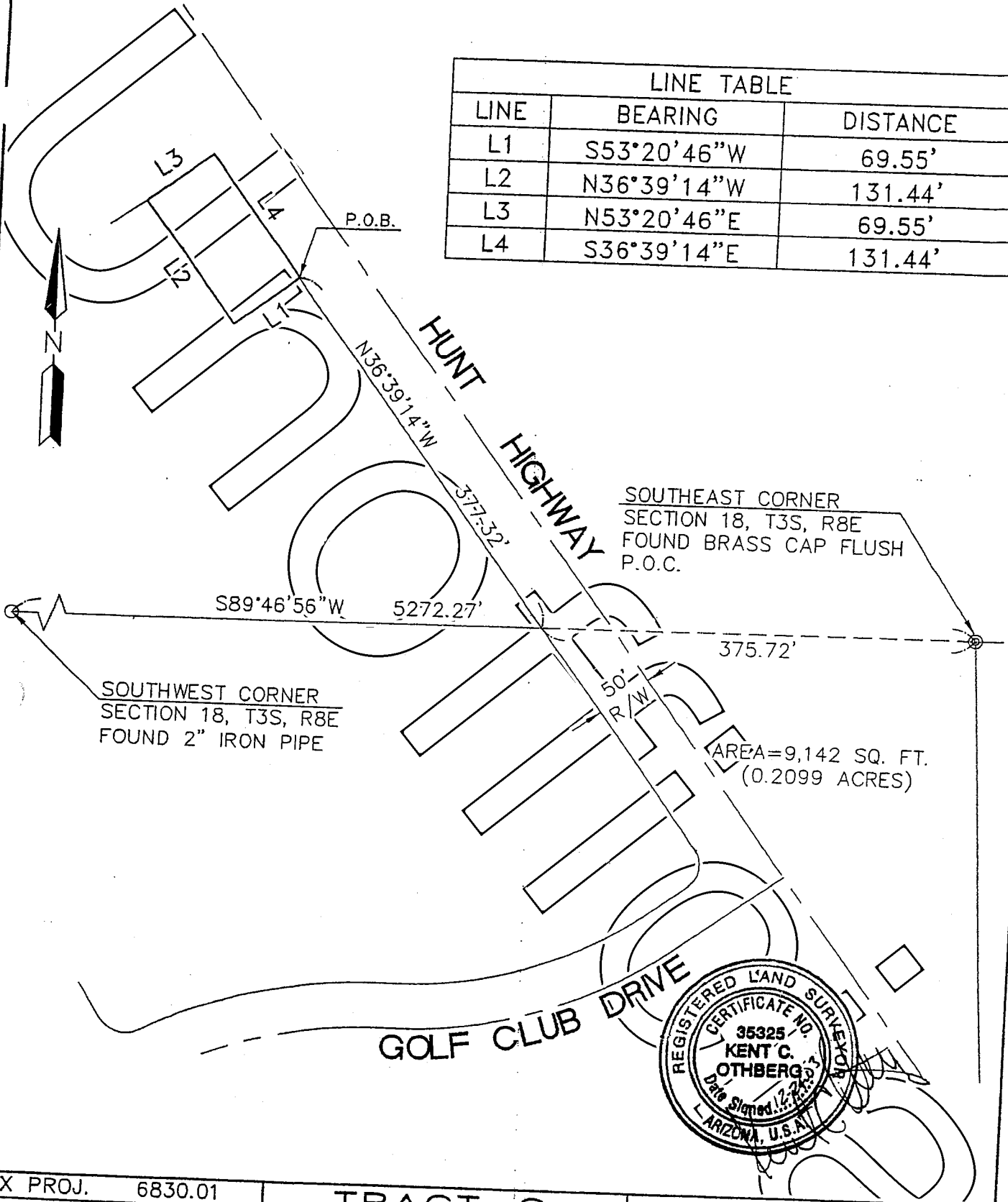
Thence South 36 degrees 39 minutes 14 seconds East, along said westerly line, a distance of 131.44 feet to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 9,142 sq.-ft.-(0.2099 acres) more or less.

Prepared by: CMX L.L.C.
7740 N. 16th Street, Suite 100
Phoenix, Az. 85020
Project No. 6830.01
December 22, 2003.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S53°20'46"W	69.55'
L2	N36°39'14"W	131.44'
L3	N53°20'46"E	69.55'
L4	S36°39'14"E	131.44'



SOUTHEAST CORNER
SECTION 18, T3S, R8E
FOUND BRASS CAP FLUSH
P.O.C.

SOUTHWEST CORNER
SECTION 18, T3S, R8E
FOUND 2" IRON PIPE

AREA=9,142 SQ. FT.
(0.2099 ACRES)



CMX PROJ. 6830.01
DATE: 12/23/03
SCALE: N.T.S.
DRAWN BY: CLK
CHECKED BY: KCO

TRACT C
NWC HUNT HIGHWAY & GOLF CLUB DRIVE
PINAL COUNTY, ARIZONA

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Exhibit "B"
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