

November 16, 2010

F. ANN RODRIGUEZ, RECORDER

RECORDED BY: JSH

DEPUTY RECORDER

0497

PE-1

TFATI

AMPHI SCHOOL DISTRICT

701 W WETMORE RD

TUCSON AZ 85705



DOCKET: 13747  
PAGE: 1097  
NO. OF PAGES: 4  
SEQUENCE: 20100310402  
02/17/2010  
WTDEED 16:44  
MAIL  
AMOUNT PAID \$ 13.00

Transfer Tax under  
ARS 11-1134 A3

**SPECIAL WARRANTY DEED WITH RIGHT OF REVERSION**

FOR AND IN CONSIDERATION of Ten Dollars (\$10.00) and other valuable consideration, Vistoso Partners, L.L.C., an Arizona limited liability company ("Grantor"), hereby conveys to Amphitheater Unified School District No. 10 of Pima County, Arizona ("Grantee"), the real property situated in the County of Pima, State of Arizona, which is legally described on Exhibit "A" annexed hereto and incorporated herein by reference (the "Property"), so long as Grantee substantially completes the construction of at least 3,000 useable square feet of classroom space on the Property on or before the date which is the tenth (10th) anniversary of the date of the recording of this instrument in the Office of the Recorder of Pima County, Arizona. If Grantee does not substantially complete the construction of at least 3,000 square feet of classroom space on or before said date, all right, title, and interest in and to the Property shall automatically revert back to Grantor and Grantor's heirs, devisees, assigns and successors in interest. The reversionary interests created by this instrument shall run with the land and shall be binding on Grantee and its grantees, heirs, devisees, assigns and successors in interest.

The foregoing conveyance is made SUBJECT TO current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and all other matters as may appear herein and of record and all matters which an accurate survey of the Property or a physical inspection of the Property would disclose. Grantor binds itself to warrant and defend title to the Property solely against all acts of Grantor and no other, subject to the matters described above.

DATED this 5 day of February, 2010.

VISTOSO PARTNERS, L.L.C., an  
Arizona limited liability  
company

1374701097

4

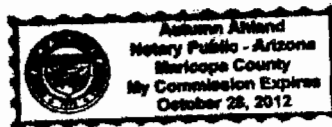
By: [Signature]Its: Manager

State of Arizona       )  
                                  ) ss.  
County of Maricopa    )

Acknowledged before me this 5th day of February, 2010 by  
Ashton Wolfswinkel as Manager of VISTOSO  
PARTNERS, L.L.C., an Arizona limited liability company.

[Signature]  
Notary Public

My Commission Expires:

10/28/12

13747010000



**RANCHO VISTOSO  
NEIGHBORHOOD 10  
SCHOOL PARCEL**

January 27, 2010  
185050-A1-1003X

W:\LEGALS\185050\NH10\SCHOOL.DOC

That portion of Section 26, Township 11 South, Range 13 East, Gila and Salt River Meridian, Pima County, Arizona described as follows:

**BEGINNING** at the Northeast corner of Rancho Vistoso Neighborhood 10, Parcels "Q" and "R" recorded in Book 54 Maps and Plats, Page 75, said point being on the Southerly right-of-way line of Desert Fairways Drive recoded IN Docket 12369, Page 555;

**THENCE** N 70°00'00" E, along said right-of-way line a distance of 79.42 feet to a point of curvature of a tangent curve concave to the North;

**THENCE** Northeasterly along said right-of-way and the arc of said curve, to the left, having a radius of 940.00 feet and a central angle of 26°36'34" for an arc distance of 436.56 feet to a non-tangent line;

**THENCE** S 70°14'49" E, parallel to and 50.00 feet Southerly of the South line of Rancho Vistoso Neighborhood 10, Parcel "O" and "P" Lots 1 through 102 and Common Area "A", recorded in Book 53 of Maps and Plats, Page 100, a distance of 438.84 feet;

**THENCE** S 09°36'05" W, 630.51 feet to a point on the North line of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said Section 26;

**THENCE** S 89°48'26" W, along said line a distance of 299.05 feet to the Northwest corner of the Southeast Quarter (SE 1/4) of the Southeast Quarter (SE 1/4) of said section 26, also being a corner on said plat;

**THENCE** continue S 89°48'26" W, along boundary line of said plat a distance of 93.65 feet to the an angle point on the Easterly line of said plat;

**THENCE** N 33°57'48" W, along said Easterly line a distance of 224.27 feet;

**THENCE** N 53°54'57" W, along said Easterly line a distance of 51.21 feet;

**THENCE** N 32°27'23" W, along said Easterly line a distance of 344.18 feet to the **POINT OF BEGINNING**.

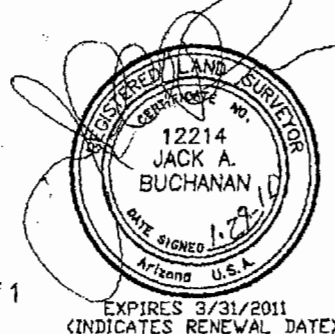
Containing 10.00 acres, more or less.

Prepared by:

THE WLB GROUP, INC.

Jack A. Buchanan, RLS

JAB: mo



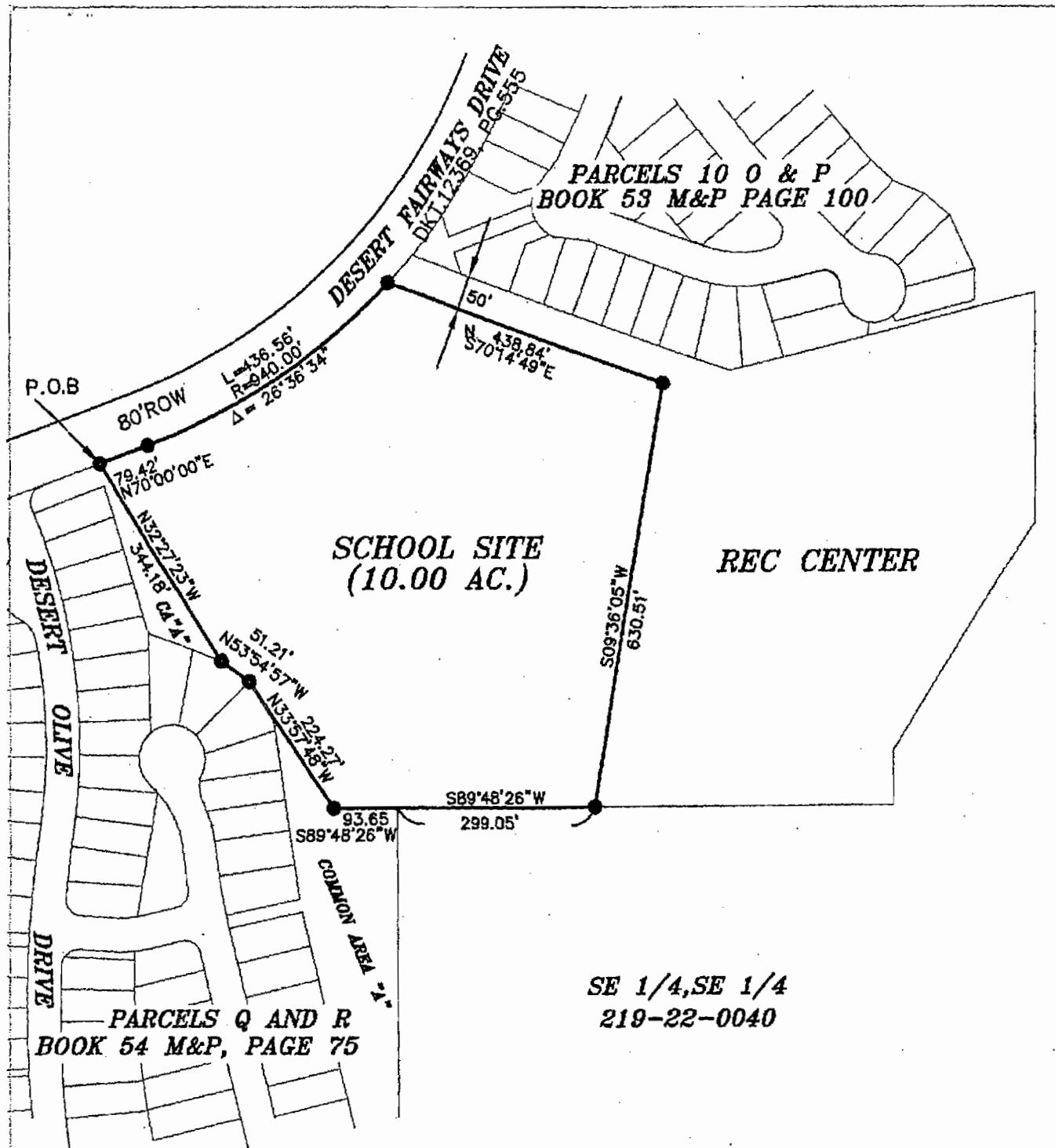


EXHIBIT TO ACCOMPANY DESCRIPTION OF  
SCHOOL SITE  
SECTION 26, T. 11 S., R. 13 E., G.S.R.M.,  
PIMA COUNTY, ARIZONA

WLB project # 185050-A1-1003X  
04-13-2004 N:\185050\NEIGH10\EXHIBITS\EXBT-SCHOOL.DWG



13747  
011000



P. O. Box 3145  
Tucson, AZ 85702-3145

Located in the Old Courthouse at:  
115 North Church Avenue, Tucson, AZ

<http://www.recorder.pima.gov>

**F. Ann Rodriguez**  
**Pima County Recorder**

*Recording history one document at a time.*

**Christopher J. Roads**  
**Chief Deputy Recorder**  
**Registrar of Voters**

**Document Recording: (520) 740-4350**  
**Voter Registration: (520) 740-4330**  
**Fax: (520) 623-1785**

The foregoing instrument is a full, true and correct copy of the original record in this office.

Docket #: 13247

Starting Page#: 1097

Ending Page #: 1100

F. ANN RODRIGUEZ, County Recorder  
In and for the County of Pima, State of Arizona

By: KATHY OLDMAN

Kathy Oldman  
Deputy Recorder

October 21, 2010  
Date