

WHEN RECORDED RETURN TO:

SECURITY TITLE AGENCY

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↑ THIS SPACE FOR RECORDER'S USE ONLY ↑

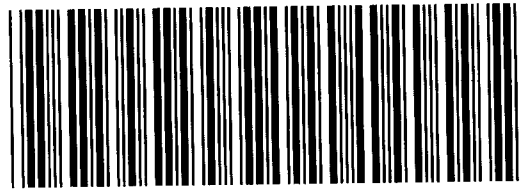
RECORDING COVER SHEET

SPECIAL WARRANTY DEED
AND GRANT OF EASEMENT

CAPTION HEADING: _____

RE-RECORDING TO CORRECT
LEGAL DESCRIPTION

DO NOT REMOVE. THIS COVER SHEET IS
A PART OF THE ORIGINAL, NON-CONFORMING DOCUMENT
REFERENCED IN THE CAPTION HEADING ABOVE



Recorded at the Request of:

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
HELEN PURCELL

When Recorded Return To:

2001-0879565 09/25/2001 01:42

ANN 1 OF 1

James V. McMahon, Esq.
BEYER, McMAHON & LA RUE
10211 West Thunderbird Blvd., Suite 201
Sun City, Arizona 85351

DO NOT REMOVE

This is part of the official document.

Recorded At the Request Of:

SUN HEALTH PROPERTIES LEASING

When Recorded, Mail To:

Joseph E. La Rue, Esq.
 Beyer, McMahon & La Rue
 10211 West Thunderbird Blvd., Suite 201
 Sun City, Arizona 85351

Exempt Under A.R.S. 11-1134(B)(7)

SPECIAL WARRANTY DEED
And Grant of Easement

For the sum of TEN DOLLARS and other valuable consideration, Sun Health Properties, an Arizona nonprofit corporation ("Grantor"), hereby conveys, sets over, grants, assigns, bargains, and transfers to Sun Health Properties Leasing, an Arizona nonprofit corporation, its heirs, successors, and assigns ("Grantee"):

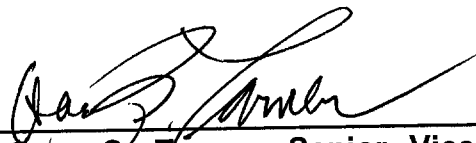
- (1) all of Grantor's rights, title and interest in and to the "Real Property" located in Maricopa County, Arizona legally described on the attached Exhibit A; and,
- (2) as an easement appurtenant to the Real Property, (the "Dominant Parcel") a perpetual, nonexclusive "Easement ^{Unofficial Document} for ingress and egress over and across the "Servient Parcel" legally described on Exhibit B. Grantor expressly reserves all other rights in, and to, the Servient Property, including but not limited to, the right to use the Servient Property for ingress or egress, the exclusive right for any subsurface use that does not unreasonably interfere with Grantee's use of the Dominant Parcel, and the unilateral right to relocate the Easement by amending the legal description of the Servient Parcel from time to time. Grantor's right to relocate the Easement, however, is subject to these limitations:
 - (i) the relocation shall be at no cost or expense to Grantee;
 - (ii) the new location shall provide Grantee with commercially reasonable ingress and egress; and
 - (iii) the relocation process shall not unreasonably interfere with the Grantee's use and enjoyment of the Dominant Parcel during construction.

This Deed is a conveyance of the land only. Grantee and LA LOMA MOB ONE, LLC, an Arizona limited liability company, have entered into an unrecorded Ground Lease with respect to the land, a Memorandum of which is to be recorded to give notice thereof.

Grantor warrants and agrees to defend the title to the Real Property against all acts of Grantor and none other, subject to current taxes, assessments, reservations, exceptions in governmental patents (or in acts authorizing the issuance of the patent to the real property), easements, rights-of-way, liens, covenants, conditions and restrictions of record.

GRANTOR:

**SUN HEALTH PROPERTIES, INC.,
an Arizona nonprofit corporation**

By: 
**Gary S. Turner, Senior Vice-
President and General Manager**

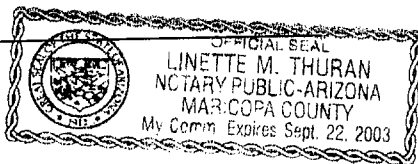
STATE OF ARIZONA)
) s.s.
MARICOPA COUNTY)

On this 24 day of Sept. 2001, before me, the undersigned Notary Public, personally appeared Gary S. Turner, who acknowledged himself to be the Senior Vice President and General Manager of Unofficial Document Health Properties, an Arizona nonprofit corporation, and that he, as such Senior Vice President and General Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Gary S. Turner.

In witness whereof I hereunto set my hand and official seal.


Notary Public

My Commission Expires: _____



ACCEPTED AND APPROVED:

SUN HEALTH PROPERTIES LEASING,
An Arizona nonprofit corporation

By: *Gary S. Turner*
Gary S. Turner, Assistant Secretary/Treasurer

STATE OF ARIZONA)
) ss.
County of Maricopa)

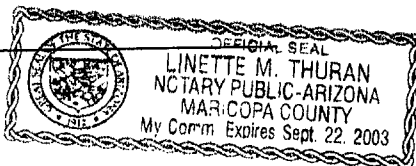
On this 24th day of Sept., 2001, before me, personally appeared Gary S. Turner who acknowledged himself to be the Assistant Secretary/Treasurer of Sun Health Properties Leasing, an Arizona nonprofit corporation and that he as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained, on behalf of the Corporation.

In witness whereof I hereunto set my hand and official seal.

Unofficial Document

Linette M. Thurman
Notary Public

My Commission Expires: _____



<SHP/Rancho La Loma/La Loma MOB-1/Real Estate Docs/Warranty Deed - 1 parcel>

(Handwritten mark)

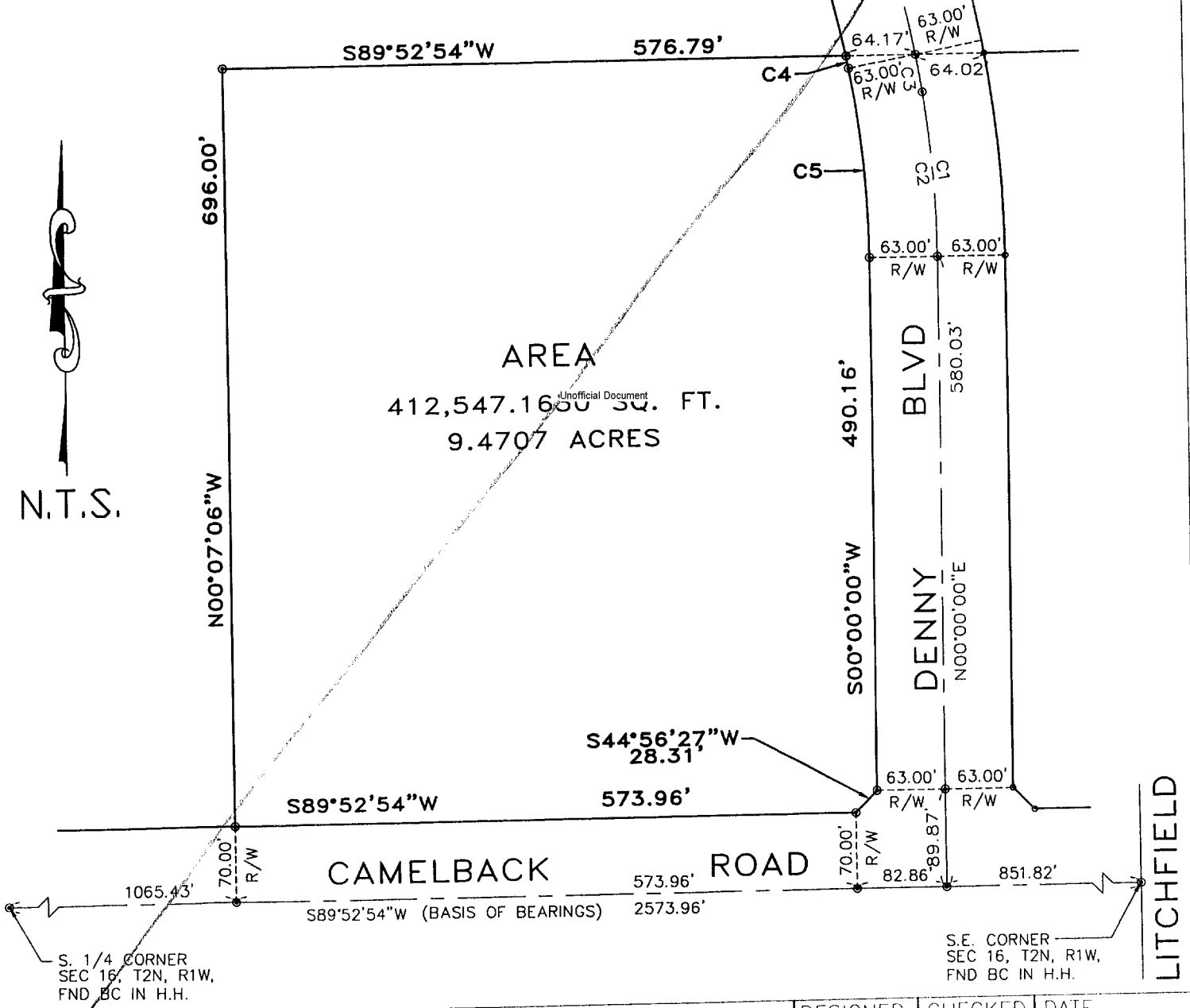
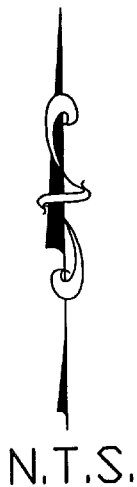


EXHIBIT A
To Special Warranty Deed and Grant of Easement

Legal Description of Dominant Parcel

Unofficial Document

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	10°39'08"	1005.94'	187.02'	93.78'	186.75'	N05°21'28"W
2	08°39'55"	1005.94'	152.14'	76.21'	151.99'	N04°21'52"W
3	01°59'13"	1005.94'	34.88'	17.44'	34.88'	S09°41'26"E
4	11°04'43"	937.00'	11.73'	5.87'	1.73'	N11°04'43"W
5	10°42'57"	942.94'	176.35'	88.43'	176.10'	N05°19'34"W



HUNT - ZOLLARS
CONSULTING ENGINEERS
4742 N. 24TH STREET, #100
PHOENIX, ARIZONA 85016

**BOUNDARY EXHIBIT
LA LOMA MOB - ONE**

PART OF THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 2 NORTH, RANGE 1 EAST
MARICOPA COUNTY, ARIZONA

DESIGNED	CHECKED	DATE
PHIL	LONG	5/04/01
DRAWN	SHEET	H.Z. JOB NO.
PHIL	1 OF 2	05-1236-01

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LA LOMA MOB - ONE
LEGAL DESCRIPTION

That portion of the Southeast quarter of Section 16, Township 2 North, Range 1 West of the Gila & Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said section from which the South quarter corner of said section bears South 89 degrees 52 minutes 54 seconds West a distance of 2573.96 feet;

Thence South 89 degrees 52 minutes 54 seconds West along the South line of said section a distance of 934.68 feet;

Thence North 00 degrees 07 minutes 06 seconds West a distance of 70.00 feet to the POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 54 seconds West a distance of 573.96 feet;

Thence North 00 degrees 07 minutes 06 seconds West a distance of 696.00 feet

Thence North 89 degrees 52 minutes 54 seconds East a distance of 576.79 feet to a Non-tangent curve concave Southwesterly, having a radius of 937.00 feet which radius Bears South 78 degrees 33 minutes 46 seconds West;

Thence Southerly along said curve through a central angle of 11 degrees 04 minutes 43 seconds an arc distance of 11.73 feet to a point of compound curve from which the radius bears South 79 degrees 19 minutes 05 seconds West a distance of 942.94 feet;

Thence Southerly along said curve through a central angle of 10 degrees 42 minutes 57 seconds an arc distance of 176.35 feet to a point of tangency;

Thence South 00 degrees 00 minutes 00 seconds West a distance of 490.16 feet;

Thence South 44 degrees 56 minutes 27 seconds West a distance of 28.31 feet to the POINT OF BEGINNING.

Area contains 412,547.1630 square feet (9.4707 acres) and is subject to all easements of record.

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HUITT - ZOLLARS
CONSULTING ENGINEERS
4742 N. 24TH STREET, #100
PHOENIX, ARIZONA 85016

**BOUNDARY EXHIBIT
LA LOMA MOB- ONE**
**PART OF THE SOUTHEAST QUARTER SECTION 16,
TOWNSHIP 2 NORTH, RANGE 1 EAST
MARICOPA COUNTY, ARIZONA**

DESIGNED	CHECKED	DATE
PHIL	LONG	5/04/01
DRAWN	SHEET	H.Z. JOB NO.
PHIL	2 OF 2	05-1236-01

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EXHIBIT B
To Special Warranty Deed and Grant of Easement

Legal Description of Servient Parcel

Unofficial Document



**DENNY BLVD.
LEGAL DESCRIPTION**

That portion of the Southeast quarter of Section 16, Township 2 North, Range 1 West of the Gila & Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said section from which the South quarter corner of said section bears South 89 degrees 52 minutes 54 seconds West a distance of 2573.96 feet;

Thence South 89 degrees 52 minutes 54 seconds West along the South line of said section a distance of 851.82 feet;

Thence North 00 degrees 00 minutes 00 seconds East a distance of 70.00 feet to the POINT OF BEGINNING;

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Thence South 90 degrees 00 minutes 00 seconds West a distance of 63.00 feet;

Thence North 00 degrees 00 minutes 00 seconds East a distance of 489.12 feet to the beginning of a curve concave Northwesterly, having a radius of 942.94 feet;

Thence Northwesterly along said curve through a central angle of 10 degrees 42 minutes 56 seconds, an arc distance of 176.35 feet to a point of compound curvature from which the radius bears South 79 degrees 16 minutes 56 seconds West a distance of 937.00 feet;

Thence Northerly along said curve through a central angle of 00 degrees 04 minutes 43 seconds an arc distance of 11.73 feet;

Thence North 89 degrees 52 minutes 54 seconds East a distance of 128.19 feet to a point of curvature from which the radius bears South 79 degrees 56 minutes 43 seconds West a distance of 1068.94 feet;

Thence Southerly along said curve through a central angle of 10 degrees 01 minutes 23 seconds an arc distance of 186.99 feet to a point of tangency;


①

Thence South 00 degrees 00 minutes 00 seconds West a distance of 489.90 feet;

Thence South 90 degrees 00 minutes 00 seconds West a distance of 63.00 feet to the
POINT OF BEGINNING;

Area contains 85,324.6554 square feet (1.9587 acres) and is subject to all easements of
record.

SKL

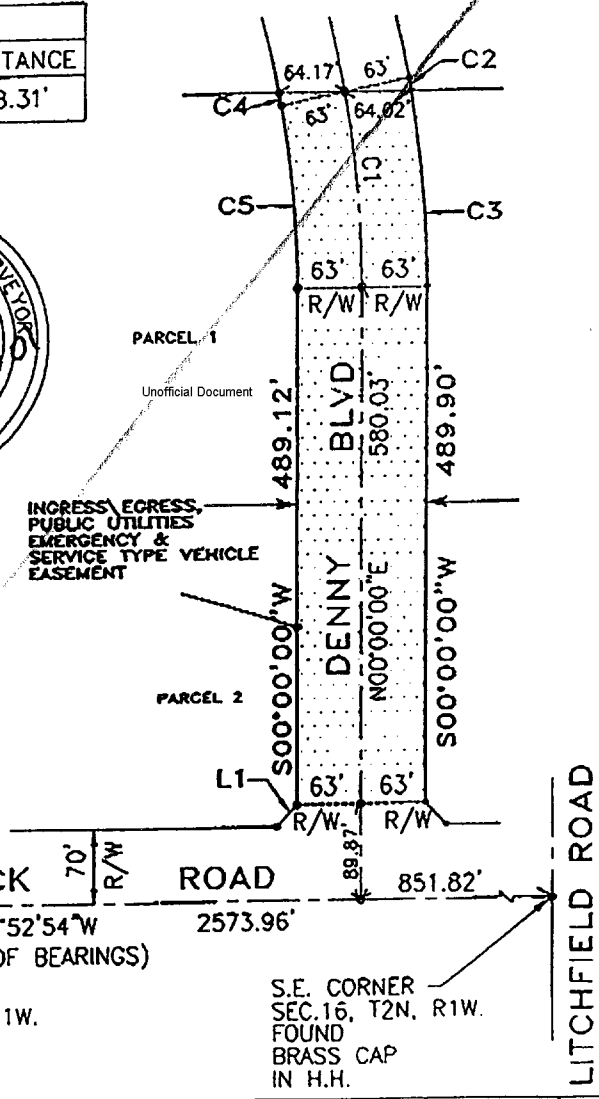


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SKL

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING
1	10°39'08"	1005.94'	187.02'	93.78'	186.75'	N05°21'28"W
2	00°37'45"	1068.94'	11.74'	5.87'	11.74'	N10°22'13"W
3	10°01'23"	1068.94'	186.99'	93.74'	186.76'	N05°02'36"W
4	00°04'43"	937.00'	11.73'	5.87'	11.73'	N11°06'37"W
5	10°42'56"	942.94'	176.35'	88.43'	176.10'	N05°19'34"W

LINE TABLE		
NO.	BEARING	DISTANCE
1	S44°56'27"W	28.31'



HUITT - ZOLLARS CONSULTING ENGINEERS 4742 N. 24TH STREET, #100 PHOENIX, ARIZONA 85016	DENNY PARCEL 'RANCHO LA LOMA'	DESIGNED	CHECKED	DATE
	PART OF THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST MARICOPA COUNTY, ARIZONA	PHIL	LONG	7/19/01
		DRAWN	SHEET	H.Z. JOB NO.
		PHIL	1 OF 1	05-1236-01

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EXHIBIT "A"

PARCEL NO. 1:

That portion of the Southeast quarter of Section 16, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said Section from which the South quarter corner of said section bears South 89 degrees 52 minutes 54 seconds West, a distance of 2573.96 feet;

Thence South 89 degrees 52 minutes 54 seconds West along the South line of said section, a distance of 1508.64 feet;

Thence North 00 degrees 07 minutes 06 seconds West, a distance of 70.00 feet to the POINT OF BEGINNING;

Thence continuing North 00 degrees 07 minutes 06 seconds West, a distance of 696.00 feet;

Thence North 89 degrees 52 minutes 54 seconds East, a distance of 595.40 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 676.00 feet;

Thence South 44 degrees 56 minutes 27 seconds West, a distance of 28.31 feet;

Thence South 89 degrees 52 minutes 54 seconds West, a distance of 573.96 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

** INGRESS AND EGRESS*

An easement for *** and incidental purposes over that portion of the Southeast quarter of Section 16, Township 2 North, Range 1 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the Southeast corner of said section from which the South quarter corner of said section bears South 89 degrees 52 minutes 54 seconds West, a distance of 2573.96 feet;

Thence South 89 degrees 52 minutes 54 seconds West along the South line of said section, a distance of 769.12 feet;

Continued.....

Exhibit "A" continued

Thence North 00 degrees 07 minutes 06 seconds West, a distance of 70.00 feet to a point on the North right of way line of Camelback Road, said point also being the POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 54 seconds West along said North right of way line, a distance of 165.74 feet;

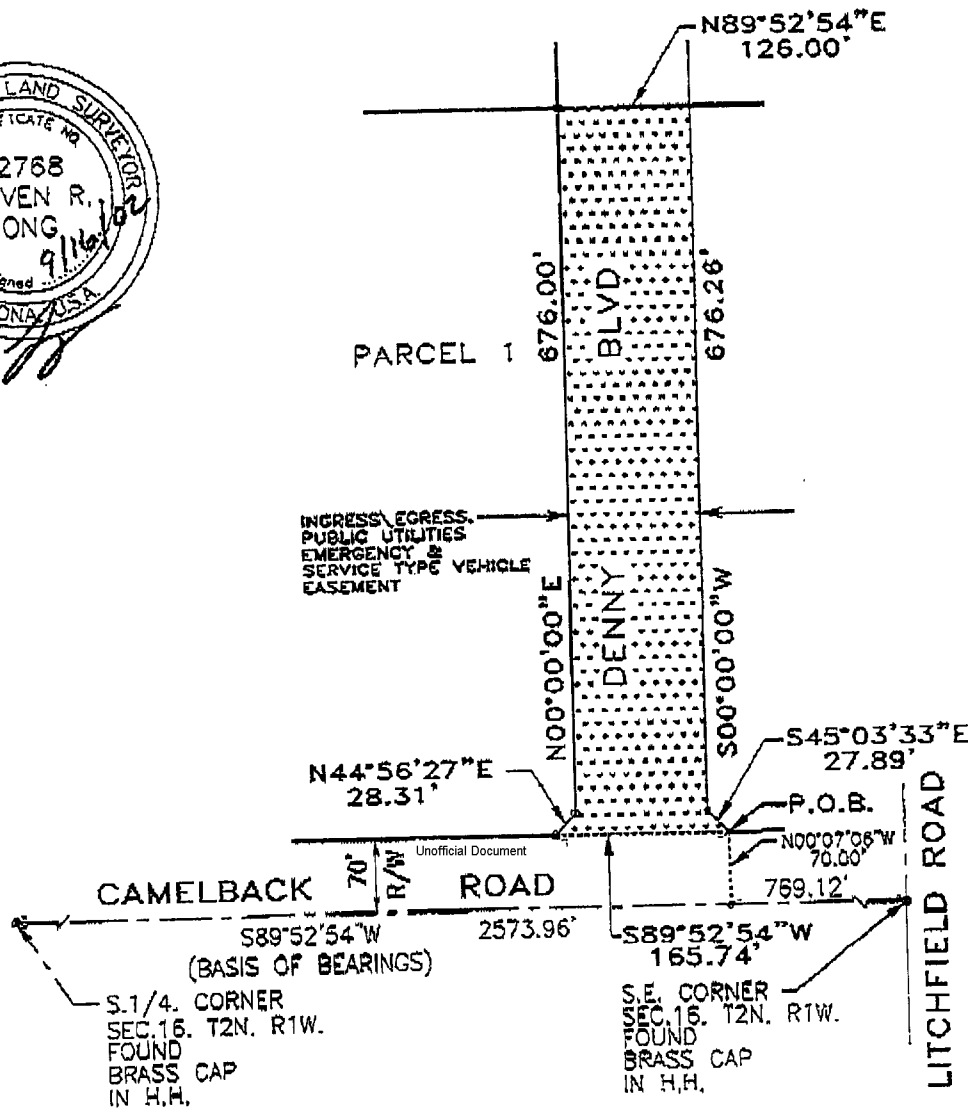
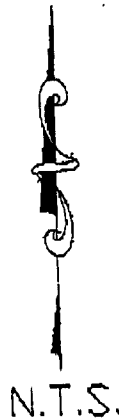
Thence North 44 degrees 56 minutes 27 seconds East, a distance of 28.31 feet;

Thence North 00 degrees 00 minutes 00 seconds East, a distance of 676.00 feet;

Thence North 89 degrees 52 minutes 54 seconds East, a distance of 126.00 feet;

Thence South 00 degrees 00 minutes 00 seconds West, a distance of 676.26 feet;

Thence South 45 degrees 03 minutes 33 seconds East, a distance of 27.89 feet to the POINT OF BEGINNING.



HUITT-ZOLLARS CONSULTING ENGINEERS 4742 N. 24TH STREET, #100 PHOENIX, ARIZONA 85016	DENNY PARCEL "RANCHO LA LOMA"	DESIGNED	CHECKED	DATE
	PART OF THE SOUTHEAST QUARTER SECTION 16, TOWNSHIP 2 NORTH, RANGE 1 WEST MARICOPA COUNTY, ARIZONA	PHIL	LONG	9/16/02
		DRAWN	SHEET	H.Z. JOB NO.
		PHIL	1 OF 1	05-1236-01

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