

CAMELBACK LANDS

A SUBDIVISION OF THE
W $\frac{1}{2}$ of SW $\frac{1}{4}$ SECTION 15; T.2N.R.4E.

MARICOPA COUNTY, ARIZONA.
SUR. N $\frac{1}{2}$ 45615, BY: HARRY E. JONES,

CERTIFICATE OF SURVEY

This is to certify that the survey and subdivision of the premises as described and platted herein was made by W.A. Short, under my direction, during June, 1945.

Harry E. Jones
Harry E. Jones, Reg'd. Civil Engr.

DEDICATION

STATE OF ARIZONA } ss:
COUNTY OF MARICOPA }

KNOW ALL MEN BY THESE PRESENTS: That the Camelback Lands Incorporated, an Arizona corporation, has subdivided under the name of CAMELBACK LANDS, the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 15; T.2N.R.4E. G. & S.R.B. & M. and hereby publish this plat as and for the plat of said CAMELBACK LANDS, and hereby declares that said plat sets forth the location and gives the dimensions of the lots and roads constituting same, and that each lot and road shall be known by the numbers or name given to each respectively on said plat, and the Camelback Lands Incorporated, hereby dedicates to the public for use as such, the roads shown on said plat and included in the above described premises.

IN WITNESS WHEREOF the Camelback Lands Incorporated, has hereunto caused its corporate name to be signed and its corporate seal to be affixed and the same to be attested by the signatures of Alfred Knight, its President and Thomas P. Riordan, its Secretary, thereunto duly authorized.

Done at Phoenix, Arizona this 5th day of July, 1945.

CAMELBACK LANDS INCORPORATED

Attest: *Thomas P. Riordan*
Secretary.

Alfred Knight
President.

ACKNOWLEDGEMENT

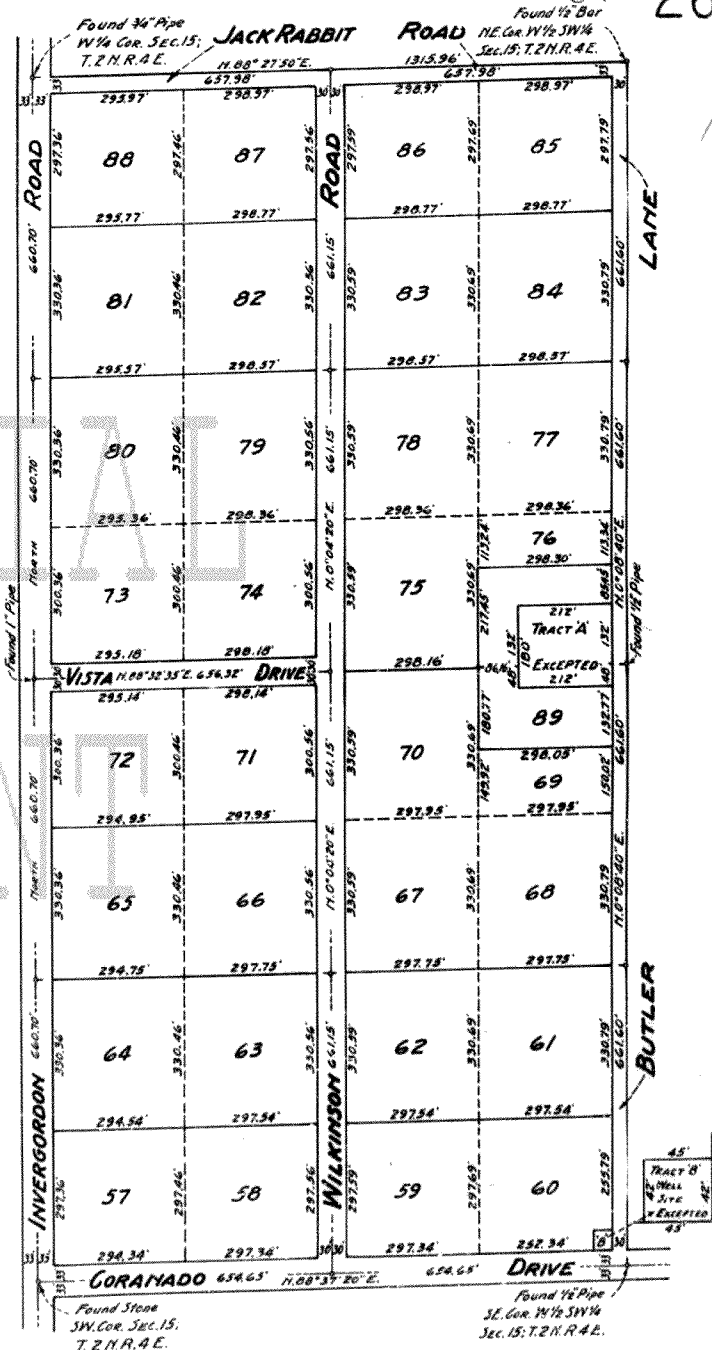
STATE OF ARIZONA } ss:
COUNTY OF MARICOPA }

On this 5th day of July, 1945, before me, Daisy M. Howard the undersigned officer, personally appeared Alfred Knight, who acknowledged himself to be the President, and Thomas P. Riordan, who acknowledged himself to be the Secretary of the Camelback Lands Incorporated, a corporation, and acknowledged that they as such President and Secretary, respectively, being authorized so to do, executed the foregoing instrument, for the purpose therein contained by signing the name of the corporation, by themselves as President and Secretary respectively.

IN WITNESS WHEREOF I have hereunto set my hand and official seal.

My Commission Expires June 7, 1946.

Daisy M. Howard
Daisy M. Howard, Notary Public.



Unofficial 20. Document

RECORDING REQUESTED BY
Commonwealth Land Title Insurance
Company

AND WHEN RECORDED MAIL TO:
ALEX MERUELO
9550 FIRESTONE AVENUE
SUITE 105
DOWNEY, CA 90241

21
am

ESCROW NO.: 21001963-040-B2M

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

Steven M. Ellman and Kelly M. Ellman, husband and wife

do/does hereby convey to

Alex Meruelo, a married man, as his sole and separate property and Alexander Meruelo, an unmarried man, as Tenants in Common

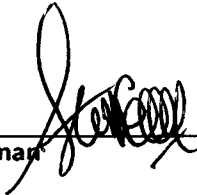
the following real property situated in **Maricopa** County, **ARIZONA**:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And I or we do warrant the title against all persons whomsoever, subject to the matters set forth above.

SELLERS:



 Steven M. Ellman



 Kelly M. Ellman

NOTARY ACKNOWLEDGEMENT(S) TO WARRANTY DEED

State of ArizonaCounty of Maricopa

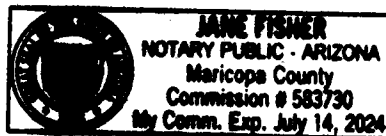
) ss

This instrument was acknowledged before me this

day of September, 2021by Steven M. Ellman and Kelly M. Ellman.


 Notary Public

My commission will expire:

July 14, 2024

Unofficial Document

EXHIBIT A
Legal Description

Parcel No. 1:

Lot 63, Camelback Lands, according to Book 31 of Maps, page 26, records of Maricopa County, Arizona.

Parcel No. 2:

An easement for ingress/egress and all other purposes along the North 20 feet of Lot 63, Camelback Lands, according to Book 31 of Maps, page 26, records of Maricopa County, Arizona, as set forth in easement document recorded in Document No. 93-0197773.

Unofficial Document

RESTRICTIONS
ON
CAMELBACK LANDS

CAMELBACK LANDS, INCORPORATED, being the owners of all the lots located in Camelback Lands, a subdivision of

The West One-half (1/2) of the Southwest Quarter (1/4) of Section 15, Township 2 North, Range 4 East, according to the map or plat of record in the office of the County Recorder of Maricopa County, Arizona;

excepting:

Tract "A", known as the Henry C. Wick property and described as follows:

Starting in the center of the South line of the Southwest Quarter (1/4) of Section 15, Township 2 North, Range 4 East of the G. & S. R. B. & M., and running thence in a Northerly direction along the center line of said Southwest Quarter (1/4) of said Section 15, a distance of 1275.20 feet to the point of beginning, thence in a Northerly direction parallel to the center line of said Southwest Quarter (1/4) of said Section 15, 180 feet, thence in an Easterly direction 242 feet more or less to the East line of the West one-half (1/2) of the Southwest Quarter (1/4) of said Section 15; and thence Southerly along the said center line of said Southwest Quarter (1/4) of said Section 15, to the point of beginning;

and excepting:

Tract "B", described as follows:

Beginning at a point 33 feet North and 50 feet West of the Southeast corner of the West Half (1/2) of the Southwest Quarter (1/4) of Section Fifteen, Township Two North, Range Four East, thence North Forty-two feet parallel to the East line of said West Half (1/2) of the Southwest Quarter (1/4) thence West forty-five feet parallel to the South line of said West Half (1/2) of the Southwest Quarter (1/4), thence South forty-two feet parallel to the East line of said West Half of the Southwest Quarter (1/4), thence East forty-five feet parallel to the South line of said West Half (1/2) of the Southwest Quarter (1/4) to the place of beginning;

hereby declares that the following restrictions shall apply to the lots in Camelback Lands in Maricopa County, State of Arizona and shall attach to the land and run with the title thereto.

1. The property shall be used solely and exclusively for single family private residence purposes with no more than one residence on one lot.
2. Said premises or any portion thereof shall never be used for trade, manufacture or a business of any kind whatsoever.
3. No hospitals, sanitariums, hotel buildings, apartment buildings or lodging houses used or occupied as such shall be permitted on said premises.
4. No building shall be erected or placed on any lot until the design and location thereof have been approved in writing by a committee of three persons, one of whom shall be a representative of the subdivider so long as the subdivider is the owner of any lots in said subdivision; said committee to be appointed by the subdivider or elected by a majority of the owners of the lots in said subdivision. However, in the event that such committee is not in existence or fails to approve or disapprove such design or location within fifteen days, then such approval will not be required, providing such design and location conform to and are in harmony with existing structures in the subdivision.
5. No dwelling houses shall contain less than fifteen hundred square feet of floor space, inclusive of one porch under the same roof, but exclusive of other porches, patios, garages and other buildings or additions.
6. Only one stable may be erected on each lot and must be located on the rear one-third of the lot.
7. No garages, stables or other out-buildings shall be erected on said premises until construction of the main residence shall have been started or contracted for with a responsible contractor.
8. A guest house may be built on any lot provided said guest house is connected with the main residence, either by private walk or pergola. No guest house shall ever be rented separately for commercial or income purposes, and other than the guest house no garage or other out-buildings shall be used as a residence except as quarters for servants.
9. No foul waste water or other refuse or garbage from, in, or about any buildings which may be erected on any of the lots shall be permitted to be deposited on the soil, but the sewage shall be deposited in cesspools properly equipped with "septic tanks" and so constructed as to effectually prevent the escape of any of the contents thereof. Incinerators for trash disposal must be erected on the rear one-third of each lot and at least twenty feet from any side lot line.
10. No building of any type whatsoever shall be erected within fifty feet of any front or side line except that where one person shall own two or more lots the lots may be considered as one lot, and this fifty foot restriction shall apply to the front and side lines of the two or more lots, and all restrictions herein contained shall apply to the group of lots as though it were one lot and no part of such enlarged lot shall be conveyed or which there is a structure which is not at least one hundred feet from all other buildings, either on said enlarged lot or adjoining lots; and no building shall be on said conveyed parcel with fifty feet of either its side or front lines.
11. No part of the premises shall ever be used for manufacturing, vending, selling or dealing in vinous, malt or spiritous liquors, and no saloon, bar or house of ill fame shall ever be allowed thereon.

