

CHICAGO TITLE INSURANCE COMPANY
COMMERCIAL

OFFICIAL RECORDS OF
MARICOPA COUNTY RECORDER
ADRIAN FONTES
20170446672 06/19/2017 03:34
ELECTRONIC RECORDING

WHEN RECORDED RETURN TO:

C1703067-3-2-1--
Yorkm

Doubletree School, LLC
4725 N. Scottsdale Road
Scottsdale, Arizona 85251

MAIL TAX BILL AND ASSESSMENT NOTICE TO:

Doubletree School, LLC
4725 N. Scottsdale Road
Scottsdale, Arizona 85251

C1703067-34682

41

SPECIAL WARRANTY DEED

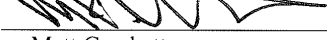
For the consideration of TEN AND NO/100 DOLLARS, and other valuable considerations, SION HOLDINGS – DOUBLETREE LLC, a Hawaii limited liability company, the GRANTOR herein, does hereby convey to DOUBLETREE SCHOOL, LLC, an Arizona limited liability company, the GRANTEE herein, all of Grantor's right, title and interest in and to the following described real property situated in Maricopa County, Arizona, and set forth in Exhibit "A" attached hereto.

SUBJECT TO: Existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record and all matters that an accurate survey would disclose. The Grantor binds itself and its successors to warrant the title as to the interests of Grantor, as against Grantor's acts and none other, subject to the matters set forth above.

DATED, this 19 day of June, 2017.


GRANTOR:

SION HOLDINGS – DOUBLETREE LLC,
a Hawaii limited liability company

By: 
Name: Matt Gambetta
Its: Manager

STATE OF ARIZONA)
)
 County of Maricopa) ss.

This instrument was acknowledged before me this 1 day of June, 2017 by Matt Gambetta, as the Manager of Sion Holdings – Doubletree LLC, a Hawaii limited liability company, for and on behalf of the company.



 Notary Public

[notary seal]



SUSAN E. BUSH
 Notary Public - Arizona
 Maricopa County
 Expires 01/21/2021

EXHIBIT ALEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1: (Tax Parcel No. 168-32-002E)

The East 310.00 feet of the South 660.00 feet of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona;

EXCEPT that portion thereof which lies within FOOTHILLS MANOR, a subdivision recorded in Book 323 of Maps, page 19, records of Maricopa County, Arizona.

PARCEL NO. 2: (Tax Parcel No. 168-32-002C)

That portion of the West half of the Southwest quarter of the Southwest quarter of Section 29, Township 3 North, Range 4 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:

BEGINNING at the Southwest corner of said Section 29;

thence North along the West line of said Section 29, 328.30 feet;

thence South 88 degrees 48 minutes 40 seconds East, 344.13 feet to a point on the West line of the East 310.00 feet of the South 660.00 feet of said West half;

thence along said West line South 00 degrees 04 minutes 30 seconds West, 328.51 feet to a point on the South line of said Section 29;

thence along said South line North 88 degrees 46 minutes 30 seconds West, 343.71 feet to the POINT OF BEGINNING.