



Covenants, Conditions, and Restrictions (CCRs) for LAKECREST NO 2 1-177

Recorded by Pima County Recorder's Office in 1963

DISCLAIMER

These CCRs were obtained from the Pima County Recorder's Office (PCRO) for research purposes. Documents have been organized, cleaned, transformed, and may have been subject to adjustments and modifications to make them more understandable and accurate. These documents are for informational purposes only and should not be construed as an official copy or legal description. Official and original documents should be obtained from PCRO. The Mapping Racist Covenants (MRC) project has made every effort to provide accurate and reliable information and does not guarantee the completeness, accuracy, timeliness, or reliability of these documents and the data visualized on the map. These documents are not updated after archival. The project does not accept any liability for any loss or damage that may arise from the use of these documents.

CONTENT WARNING

These CCRs, obtained from publicly available sources, contain language that may address exclusion, race, racism, housing discrimination, and segregation. These documents may contain language that is offensive, including racist and ableist slurs, and may be difficult or triggering for some individuals. Please be aware that the MRC project attempts to define these terms and provide context, but the definitions are not comprehensive and may not fully capture the experiences of marginalized groups. We acknowledge that the content in these documents reflects a complex history and ongoing systems of oppression, and we encourage users to engage with the information critically and with sensitivity to the experiences of historically marginalized people. By continuing to view these documents, you acknowledge and accept the potential for discomfort or distress that may arise from engaging with this content.

ABOUT THE PROJECT

The MRC project tells the story of racist covenants in Tucson. Launched in September 2022, the MRC project explores the geography of racial covenants across Tucson neighborhoods and subdivisions, focusing on those enacted between 1912-1968. Racial covenants were ultimately ruled illegal with the passage of the Fair Housing Act of 1968. Our analysis shows that at least 150 subdivisions across the Tucson metropolitan area have racist CCRs that exclude people of color, as well as other marginalized individuals from living in certain neighborhoods.

STATE OF ARIZONA
COUNTY OF PIMA

I hereby certify that the within instrument was filed for record in Pima County, State of Arizona

No. 49908

MISCELLANEOUS 545-

Book 2125 Page 546

Date: 1963 JUL 12 AM 9:05
Request of:

Witness my hand and Official Seal

ANNA SULLINGER,
County Recorder

ARIZONA LAND TITLE AND TRUST COMPANY,

Indexed	Paged	Blotted
<i>[Handwritten mark]</i>		<i>[Handwritten mark]</i>

By *[Signature]*
Deputy

Fee: 1.75

**DECLARATION OF ESTABLISHMENT OF
CONDITIONS AND RESTRICTIONS**

KNOW ALL MEN BY THESE PRESENTS:

That THE LUSK CORPORATION, a Delaware corporation, and the ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona corporation, as Trustee under Trust Agreements Nos. 5668-T and 5849-T, being the owners of all the following described real property situate in Pima County, Arizona:

Lots 1 through 177, both inclusive, of LAKECREST No. 2, a Subdivision of Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 16 of Maps and Plats at Page 95 thereof

DO HEREBY CERTIFY AND DECLARE that they have established, and do hereby establish, a general plan for the improvement, development, ownership, use, sale and conveyance of said property and each and every part thereof, and do hereby establish the manner, restrictions and covenants upon and subject to which said property shall only be occupied, used, owned and conveyed, all of which are set forth in the Restrictions and Covenants recorded in Docket 2048 at Page 346 of Pima County Records, and all of which are for the benefit of the present and future owners of said subdivision, and that said restrictions and covenants shall each and all apply to and bind the respective successors in interest of the present and/or future owners or owner of said lots and all of the same, and that each of said restrictions and covenants is imposed upon each and all lots contained in said subdivision, as a servitude in favor of each and every lot in the said property and as a dominant tenement or tenements.

2125 12546

IN WITNESS WHEREOF, THE LUSK CORPORATION, a Delaware corporation, and the ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona corporation, as Trustee under Trust Agreements Nos. 5668-T and 5849-T, have caused these presents to be signed by their duly authorized officers and their corporate seals to be hereunto affixed this 11th day of July, 1963.

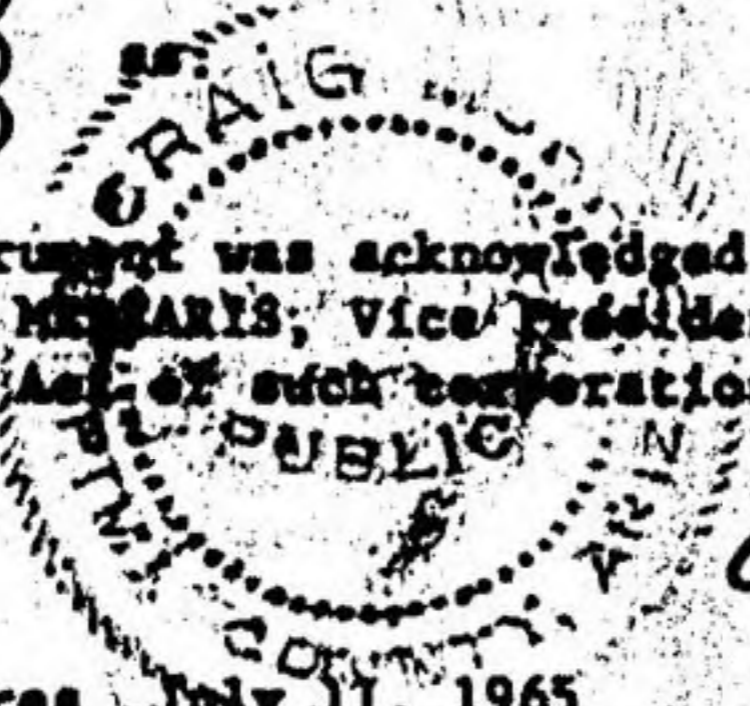
THE LUSK CORPORATION

By: Robert W. Mengaris

STATE OF ARIZONA)
County of Pima)

This instrument was acknowledged before me this 11th day of July, 1963, by ROBERT W. MENGARIS, Vice President of THE LUSK CORPORATION, a Delaware corporation, as an Act of such cooperation.

My commission expires July 11, 1965



Craig W. Atkinson
Notary Public

ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona corporation, as Trustee under Trust Agreements Nos. 5668-T and 5849-T

By: Elizabeth M. Armbruster
Assistant Trust Officer

STATE OF ARIZONA)
County of Pima)

This instrument was acknowledged before me this 11 day of July, 1963, by ELIZABETH M. ARMBRUSTER as ASSISTANT TRUST OFFICER of the ARIZONA LAND TITLE AND TRUST COMPANY, an Arizona corporation, as an Act of such cooperation.

My commission expires February 22, 1965



Rita M. Atkinson
Notary Public

nee Puggini 4677-c