

DOC # 2014-0296318



RECORDING REQUESTED BY:
JOSE CHEDRAUI
WHEN RECORDED MAIL TO AND
MAIL TAX STATEMENTS TO:
NAME: JOSE CHEDRAUI
ADDRESS: Fuente de Diana #33,
Colonia Club de Golf Las Fuentes,
Puebla, Puebla, Mexico C.P. 72110

FL
2P
Icon

JUL 16, 2014 1:20 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 19.00
DC: DC

PAGES: 2



GRANT DEED

PARCEL NO. 537-690-31-64

DOCUMENTARY TRANSFER TAX IS \$0.00.

GIFT

I, JOSE CHEDRAUI ALAM AND JEANNETTE B. de CHEDRAUI, husband and wife, as joint tenants, hereby grant to JOSE CHEDRAUI, all that real property situated in the City of Coronado County of San Diego, State of California, described as follows:

A fee simple interest in the portion of Lot 4 of CORONADO SHORES TRACT NO. 6641, in the City of Coronado, in the County of San Diego, State of California, as per Map recorded on May 1, 1970, as File/Page No. 75985 in the Office of the County Recorder of San Diego County, shown and defined as Unit No. 1504 and more completely described in attached rider marked "EXHIBIT A", consisting of one page which by this reference is made a part hereof:

SUBJECT TO: Any covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.

Commonly known as: 1750 Avenida del Mundo, No. 1504, Coronado, California 92118.

DATED: 7-11-14

[Signature of Jose Chedraui Alam]
JOSE CHEDRAUI ALAM

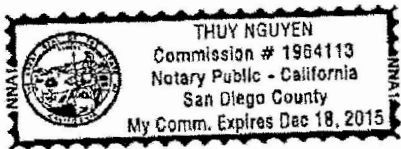
[Signature of Jeannette B. de Chedraui]
JEANNETTE B. de CHEDRAUI

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO) SS
On July 11, 2014 before me,
THUY NGUYEN, NOTARY PUBLIC (here insert name and title of the officer), personally
appeared JOSE CHEDRAUI & JEANNETTE B. DE CHEDRAUI
ALAM

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Signature *[Signature]* (Seal)
THUY NGUYEN



MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

EXHIBIT A"

THE LAND REFERRED IN HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM ESTATE, IN AND TO THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 4 OF CORONADO SHORES TRACT NO. 6641, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT NO. 1504 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: AN UNDICIDED 1.7/207.6 INTEREST IN LOT 4 OF TRACT 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3: AN EXCLUSIVE APPURTENANT EASEMENT FOR RESIDENTIAL USE AND PURPOSES IN AND TO THE BALCONY DIRECTLY ADJACENT TO THE ABOVE DESCRIBED UNIT WHICH SHALL BE DEEMD TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES," SHOWN AS B 1504 ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4: THE RIGHT TO USE AND OCCUPY, AT ALL TIMES, THE AUTOMOBILE PARKING SPACES LOCATED WITHIN THE BUILDING IN WHICH THE ABOVE DESCRIBED UNIT IS LOCATED, DESCRIBED AND DESIGNATED ON THE CONDOMINIUM PLAN AS PARKING SPACE NO. 164 & 164T, WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES."

EXCEPTING AND RESERVING ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERAL IN AND FROM SAID PROPERTY, PROVIDED HOWEVER, SO RIGHT IS RESERVED TO THE GRANTOR, THEIR SUCCESSOR AND ASSIGNS TO ENTER ON OR FROM THE SURFACE OF SAID PROPERTY; THE RIGHT TO ENTER THE SUBSURFACE OF SAID PROPERTY, WHICH IS ALSO RESERVED, SHALL BE AT ANY POINT BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF MEASURED VERTICALLY FROM THE SURFACE THEREOF IN ORDER TO TAKE FROM SAID PROPERTY AND REDUCE TO THEIR POSSESSION SAID OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS.

INITIAL

Handwritten initials and a signature, possibly "DA" or similar, written in dark ink.