



For  
48  
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RECORDING REQUESTED BY:

Peter C. Giffin, Esq.

WHEN RECORDED MAIL THIS  
DEED AND TAX STATEMENTS TO:

Inmobiliaria JAO, LLC  
c/o Peter C. Giffin, Attorney  
10636 Scripps Summit Ct, Ste 122  
San Diego, California 92131

MAY 23, 2014 12:40 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 25.00  
OC: 00

PAGES: 4



APN: 533-471-21-26

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### QUITCLAIM DEED

THE UNDERSIGNED GRANTOR DECLARES THAT THE FOLLOWING IS TRUE AND CORRECT:

This transfer is exempt from the documentary transfer tax. This conveyance is between an individual and a legal entity that results solely in a change in the method of holding title to the real property, and in which proportional ownership interests in the real property remain the same immediately after the transfer. Cal. Rev. & Tax. Code § 11925(d). The property is located in the City of San Diego.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Jaoquin Arrangoiz**, an unmarried man,

hereby remises, releases and forever quitclaims to:

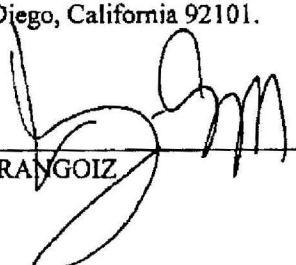
**Inmobiliaria JAO, LLC**, a California limited liability company

the following real property in the City of San Diego, County of San Diego, State of California:

See Exhibit "A", attached hereto and made a part herof

commonly known as: 1205 Pacific Highway, Unit # 3502, San Diego, California 92101.

Dated: April 18, 2014

  
\_\_\_\_\_  
JAOQUIN ARRANGOIZ

[ACKNOWLEDGMENT ATTACHED]

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

ACKNOWLEDGMENT

State of California  
County of San Diego } ss.

On April 18, 2014 before me, Franchesca Singh  
Notary Public, personally appeared Joaquin Arrangoiz

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/her/their authorized capacity(ies), and that by his/her/their signatures(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.



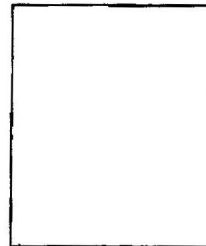
[Signature]  
Signature

(seal)

OPTIONAL INFORMATION

Date of Document \_\_\_\_\_  
Type or Title of Document \_\_\_\_\_  
Number of Pages in Document \_\_\_\_\_  
Document in a Foreign Language \_\_\_\_\_

Thumbprint of Signer



Type of Satisfactory Evidence:  
 Personally Known with Paper Identification  
 Paper identification  
 Credible Witness(es)

Capacity of Signer:  
 Trustee  
 Power of Attorney  
 CEO / CFO / COO  
 President / Vice-President / Secretary / Treasurer  
 Other: \_\_\_\_\_

Check here if no thumbprint or fingerprint is available.

Other Information: \_\_\_\_\_

**The Grande North at Santa Fe Place**

(Units 101 through 109, 201 through 205, 301 through 307, 401 through 406, 501 through 506, 601 through 606, 701 through 706, 801 through 806, 901 through 906, 1001 through 1006, 1101 through 1106, 1201 through 1206, 1301 through 1306, 1401 through 1406, 1501 through 1506, 1601 through 1606, 1701 through 1706, 1801 through 1806, 1901 through 1906, 2001 through 2006, 2101 through 2106, 2201 through 2206, 2301 through 2306, 2401 through 2406, 2501 through 2506, 2601 through 2606, 2701 through 2706, 2801 through 2806, 2901 through 2906, 3001 through 3006, 3101 through 3106, 3201 through 3206, 3301 through 3306, 3401 through 3406, 3501 through 3503, 3601 through 3603, 3701 through 3703, 3801 through 3803 and 3901 through 3903)

**Exhibit "A"  
Legal Description**

A Condominium Composed of:

**Parcel 1:**

An undivided 1/222nd fee simple interest as a tenant in common in and to the common area shown on the Condominium Plan for the Grande North at Santa Fe place, recorded in the Office of the County Recorder of San Diego County on October 23, 2003 as Instrument No. 2003-1299548 ("Condominium Plan") and amended July 28, 2005 as Instrument number 2005-0641434. Reserving therefrom, non-exclusive and certain exclusive easements for the purposes described in the Condominium Plan and the declaration referenced below, including easement for access, encroachments, maintenance, support, repair and other purposes described in the declaration. The common area described above is located within Lot 1 of the Grande at Santa Fe place in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 14467, as filed with the Office of the County Recorder of San Diego County on October 7, 2002.

Excepting therefrom all right, title, and interest in and to all water rights, coal, oil, gas and other hydrocarbons, geothermal resources, precious metals ores, base metals ores, industrial-grade silicates and carbonates, fissionable minerals of every kind and character, metallic or otherwise, whether or not presently known to science or industry, now known to exist or hereafter discovered upon, within or underlying the surface of said land regardless of the depth below the surface at which any such substance may be found; however, no rights for any purpose whatsoever to enter upon, into or through the surface or the first 500 feet of the subsurface of the property were granted in connection therewith as reserved on the grant deed recorded May 31, 2001 as File No. 2001-0353568 of Official Records.

**Parcel 2:**

Residential Unit No. 2602, as shown and defined on the Condominium Plan.

Reserving therefrom non-exclusive easements as described in the declaration referred to below.

**Parcel 3:**

Non-exclusive appurtenant easements in and to the association property for use of the association property pursuant to the terms of the declaration. As used in this deed, references to "Association Property", "Residential Unit", "Exclusive Use Areas", "Common Area" and any other defined terms shall have the meanings as set forth in the declaration and the Condominium Plan.

Further reserving therefrom the easements and other rights reserved in favor of declarant in the declaration for marketing and development including without limitation, subject to the exclusive use common areas, the right of grantor to maintain marketing units in the condominiums owned by grantor, as well as the right of access, ingress and egress for visitors to the sales office and marketing units and the right to maintain signs or other marketing materials within the common areas of the project.

Parcel 4:

An exclusive easement ("Exclusive Use Easement") over the portion of the common area (as defined in the declaration), designated as being appurtenant to the Residential Unit in the Condominium Plan.

Parcel 5:

An exclusive easement over the portion of the association property described below:

Exclusive use parking space no(s). 129-140

Exclusive use storage area no. 208.

The real property conveyed in this Grant Deed (the "Property") is conveyed together with a membership in the Grande North at Santa Fe Place Homeowners Association ("Association") and accepted subject to that certain Declaration of Covenants, Conditions and Restrictions of the Grande North at Santa Fe Place recorded in the Office of the County Recorder of San Diego County, California on August 19, 2003 as Instrument no. 2003-1005970 and any amendments thereto now of record or which will be of record prior to the recordation of this Grant Deed ("Declaration"), all of which are incorporated herein by reference to this Grant Deed with the same effect as though fully set forth herein. As more particularly described in the Declaration, the property is conveyed subject to such easements in favor of the Association as are necessary to perform the duties and regulations of the Association and certain easements reserved by Grantor. Grantee, in accepting this Grant Deed and the conveyance hereunder does hereby agree, jointly and severally, for the benefit of the Association and each and every one of the other members of the Association, that Grantee will promptly, fully and faithfully comply with and conform to the Declaration and the Articles of Incorporation and Bylaws of the Association and the Rules and Architectural Guidelines referenced in the Declaration. In particular, Grantee does hereby agree, jointly and severally, promptly to pay in full any dues, fees, or assessments levied by the Association on the membership conveyed hereby. The obligations of Grantee herein set forth shall be covenants running with the property it being understood that said membership in the Association and the obligations thereof, will automatically pass to Grantee's successor in title, and shall be binding upon the Grantees above named, their heirs, devisees, executors, administrators, successors and assigns.

The property is also conveyed and accepted subject to that certain Notice of Non-Adversarial Procedures under Civil Code Section 912(f) recorded in the Official Records of the County Recorder of San Diego County, and any amendments thereto now of record or which will be of record prior to the recordation of this Grant Deed (collectively, the "Notice"), all of which are incorporated here by reference with the same effect as though fully set forth herein.

