

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

MR. & MRS. ALFONSO DE ANGOITIA
1780 Avenida Del Mundo # 1209
Coronado, Ca 92118

FL
2P
TT

DOC # 2003-0698187

JUN 12, 2003 4:35 PM

26986

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 2732.50
OC: 00



A.P.N.: 537-690-25-32 ✓

Order No.: 38023825-P05

Over This Line for Recorder's Use Only

Escrow No.: 7039-T

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$2,722.50 ✓
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area; [X] City of CORONADO, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
TONY JIBILIAN AND DOROTHY JIBILIAN, AS TRUSTEES OF THE TONY AND DOROTHY JIBILIAN
TRUST DATED MARCH 4, 1997

hereby GRANT(S) to

ALFONSO DE ANGOITIA AND CONCEPCION LEGORETTA DE ANGOITIA,
HUSBAND AND WIFE AS COMMUNITY PROPERTY

the following described property in the City of CORONADO, County of San Diego State of California;

See Exhibit 'A' attached hereto and made a part hereof.

TONY JIBILIAN AND DOROTHY JIBILIAN, AS
TRUSTEES OF THE TONY AND DOROTHY
JIBILIAN TRUST DATED MARCH 4, 1997

By: [Signature]
TONY JIBILIAN, TRUSTEE

By: [Signature]
DOROTHY JIBILIAN, TRUSTEE

Document Date: May 14, 2003

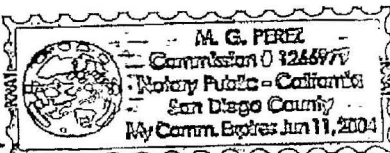
STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS

On 6-5-03 before me, M. G. PEREZ
personally appeared TONY JIBILIAN AND DOROTHY JIBILIAN

personally known to me (or 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 signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]



This area for official notarial seal.

Mail tax statement
to Address Above

26987

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Order No. 38023828

DESCRIPTION

Exhibit A

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

A FEE SIMPLE INTEREST IN THAT PORTION OF PARCEL "A" PARCEL MAP NO. 1262, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 31, 1973, RECORDER'S FILE NO. 73-027793, SHOWN AND DEFINED AS UNIT 1209S ON THAT CERTAIN CONDOMINIUM PLAN RECORDED OCTOBER 7, 1975, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, RECORDER'S FILE NO. 75-275913 (HEREINAFTER REFERRED TO AS THE "CONDOMINIUM PLAN").

PARCEL 2:

AN UNDIVIDED 2.0/199.4 INTEREST IN PARCEL A, PARCEL MAP NO. 1262, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, State of California, RECORDED JANUARY 31, 1973, RECORDER'S FILE NO. 73-027793, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPT THEREFROM THE 121 UNITS AS SHOWN ON THE CONDOMINIUM PLAN.

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 DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES", SHOWN AS B 1209S-1 AND B 1209S-2 ON THE CONDOMINIUM PLAN.

PARCEL 4:

THE RIGHT TO USE AND OCCUPY, AT ALL TIMES, THE AUTOMOBILE PARKING, SPACE LOCATED WITHIN THE BUILDING IN WHICH THE ABOVE DESCRIBED UNIT IS LOCATED, DESCRIBED AND DESIGNATED ON THE CONDOMINIUM PLAN AS PARKING SPACE NO. 156 AND 157 WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING FROM PARCELS 1 THROUGH 4, ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND FROM SAID PROPERTY, PROVIDED HOWEVER, NO RIGHT IS RESERVED TO THE GRANTOR, THEIR SUCCESSORS 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 ANY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS.