

8544

DOC # 2008-0058384



**RECORDING REQUESTED BY**

First American Title Company Subdivision Sale-out

FEB 05, 2008 4:19 PM

OFFICIAL RECORDS

SAN DIEGO COUNTY RECORDER'S OFFICE

GREGORY J. SMITH, COUNTY RECORDER

FEES: 1074.25

OC: 00

PAGES: 5

**AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:**

Joaquin Arrangoiz  
Periferico Sur 4121, Col. Fuentes del Pedregal  
141420, Mexico City,

TR  
SP  
TT

533 532 - 11 - 37



Spac

A.P.N.: 533-532-11-50

Unit U2702, Tract Electra

File No.: DTR-1632973 (dm)

**GRANT DEED**

DOCUMENTARY TRANSFER TAX \$1,053.25

[ x ] Computed on the consideration or full value of property conveyed; OR

[ ] Computed on the consideration or value less liens or encumbrances remaining at time of sale. xSan Diego

*D Remano / Just Am*

Signature of Declarant or Agent detremining tax- Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bosa Development California II, Inc., a California Corporation ("Grantor")**

hereby GRANT(S) to **Joaquin Arrangoiz, an unmarried man**

the real property in the City of **San Diego**, County of **San Diego**, State of **California** described as

See **Exhibit "A"** attached hereto and incorporated herein by this reference.

THE REAL PROPERTY CONVEYED HEREIN BY GRANTOR TO GRANTEE IS CONVEYED AND ACCEPTED SUBJECTTO:

1. CURRENT REAL PROPERTY TAXES AND ALL UNPAID GENERAL AND SPECIAL TAXES/BONDS AND ASSESSMENTS.
2. ALL ENCUMBRANCES, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY OF RECORD, AND/OR DISCLOSED BY AN INSPECTION.

Dated: 1/31/08

Mail Tax STATEMENT TO: Same as Above

BOSA DEVELOPMENT CALIFORNIA II, INC.  
a California corporation

By: David McCall

Name: DAVID McCall

Title: AUTHORIZED AGENT

STATE OF CALIFORNIA )SS  
COUNTY OF SAN DIEGO )

On JANUARY 31, 2008, before JANA BOISVERT, personally  
appeared DAVID McCALL

*NOTARY PUBLIC*

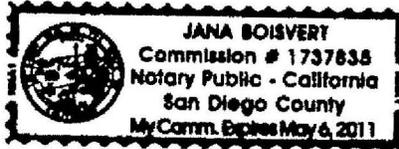
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

Jana Boisvert



My Commission Expires: MAY 6, 2011

*This area for official notarial seal*

Notary Name: JANA BOISVERT  
Notary Registration Number: 1737835

Notary Phone: 619-702-0760  
County of Principal Place of Business: SANDIEGO

**Exhibit "A"**

A CONDOMINIUM COMPRISED OF:

**PARCEL 1:**

AN UNDIVIDED 1/248TH FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE COMMON AREA WITHIN THE RESIDENTIAL MODULE SHOWN ON THAT CERTAIN AMENDED, RESTATED AND SUPERCEDED CONDOMINIUM PLAN FOR THE ELECTRA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 20, 2007 AS INSTRUMENT NO. 2007-0784947 AND ANY AMENDMENTS OR SUPPLEMENTS THERETO (COLLECTIVELY "CONDOMINIUM PLAN"), LOCATED WITHIN PARCEL 1 OF PARCEL MAP NO. 19658, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON FEBRUARY 17, 2005.

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.

**PARCEL 2:**

RESIDENTIAL UNIT NO. U 2501 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.

RESERVING THEREFROM 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.

THE REAL PROPERTY CONVEYED IN THIS GRANT DEED (THE "PROPERTY") IS CONVEYED TOGETHER WITH A MEMBERSHIP IN THE ELECTRA OWNERS ASSOCIATION ("ASSOCIATION") AND ACCEPTED SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE ELECTRA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON DECEMBER 1, 2005 INSTRUMENT NO. 2005-1036054 AND THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTION OF THE ELECTRA RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON DECEMBER 20, 2007 AS INSTRUMENT NO. 2007-0784948 ANY AMENDMENTS AND SUPPLEMENTS THERETO (COLLECTIVELY "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 OBLIGATIONS 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 (COLLECTIVELY, THE "NOTICE"), ALL OF WHICH ARE INCORPORATED HERE BY REFERENCE WITH THE SAME EFFECT AS THOUGH FULLY SET FORTH HEREIN.

**GRANTEE ACCEPTENCE AND AGREEMENT**

The undersigned Grantee, by acceptance of this Grant Deed, and each future Owner by acceptance of fee title to the Property herein conveyed, agrees it is accepting title to the Property subject to all matters set forth in this Grant Deed, including, without limitation, the Declaraion and the Notice.

GRANTEE: \_\_\_\_\_  
GRANTEE: \_\_\_\_\_

STATE OF CA )  
COUNTY OF San Diego )

On 2.1.08 Roberta L. Porter before me, 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 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  
Roberta L. Porter



My Commission Expires: 10.22.10

*This area for official notarial seal*

Notary Name: \_\_\_\_\_  
Notary Registration Number: \_\_\_\_\_

Notary Phone: \_\_\_\_\_  
County of Principal Place of Business: \_\_\_\_\_