

1/25


Recording Requested By:
First American Title Insurance Co.

1976


When Recorded Return To:
Rolando Reyes Kuri
Emparan 637 Col. Centro
Veracruz Ver 91700 MEXICO
Mail Tax Statements To:
Same as above

F6P
21
11

DOC # 2005-0583768



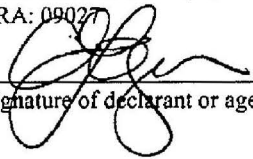
JUL 12, 2005 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 67.20
GC: 00
PAGES: 2



2005-0583768

APN: 215-945-38-44, 45
TRA: 09027

(This area above is reserved for recorder's use)
DOCUMENTARY TRANSFER TAX \$57.20


Signature of declarant or agent determining tax

Computed on the full consideration or value conveyed
 Computed on the consideration or value less liens or encumbrances remaining at the time of sale.

GRANT DEED
(AVIARA RESIDENCE CLUB)

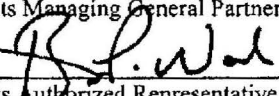
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, AVIARA FSRC ASSOCIATES LIMITED PARTNERSHIP, a California limited partnership, hereby GRANTS to Rolando Reyes Kuri, a Married Man as his Sole and Separate Property the following described real property in the City of Carlsbad, County of San Diego, State of California:

See Exhibit A attached hereto and incorporated herein by this reference.
(Ref: 43-38GH/44 ; 43-38GH/45)

Dated: April 7, 2005

AVIARA FSRC ASSOCIATES LIMITED PARTNERSHIP
a California limited partnership

By: AVIARA RESORT CLUB, INC.,
A Delaware corporation,
Its Managing General Partner

By: 
Its Authorized Representative

State of California
County of San Diego

On June 28, 2005 before me, C. LOGAN (name and title of officer taking acknowledgment), personally appeared BRENDAN P. WOOD (name of person signing instrument), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the within instrument.

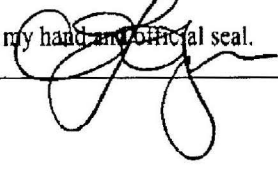
WITNESS my hand and official seal.
Signature  (Seal)



Exhibit "A"
to the Grant Deed
(Four Seasons Residence Club Aviara)
(Phase IV and V)

1977

Legal Description

For each of Interval Number(s) 43-38GH/44 ; 43-38GH/45 *[if this exhibit describes multiple intervals, then all of the multiple intervals referenced in this exhibit must be located on the same lot, and that lot must be one of the lots identified in the footer of this page]*, a Timeshare Estate, as defined in California Business and Professions Code Section 11003.5, composed of Parcels A and B.

PARCEL A:An undivided 1/312 interest in the following described Parcels 1, 2 and 3:

Parcel 1: Lot 38 of CITY OF CARLSBAD TRACT NO. 95-02, UNIT 3, PLANNING AREAS PORTION OF 2B AND 10, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13979, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 9, 2000 (the "Property").

Parcel 2: Non-exclusive easements for ingress, egress, use and enjoyment, subject to the provisions of that certain Declaration of Covenants, Conditions and Restrictions (Four Seasons Residence Club Aviara) recorded on April 13, 2001 as Instrument No. 2001-229327 in the Office of the County Recorder of San Diego County, California, as such document may be amended (the "Declaration"), over the "Common Areas" (as the quoted term is defined in the Declaration) all as more particularly set forth in Section 2.8 of the Declaration.

Parcel 3: Non-exclusive easements for ingress, egress, use and enjoyment in and to Lot 3 of CT 95-02, Unit 1, Map No. 13335 recorded on June 13, 1996, in the Office of the County Recorder of San Diego County, California, subject to the provisions of that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Non-Residential Areas (Planning Areas 1, 2, 10 and 11), recorded on February 20, 1997 as Instrument No. 1997-076693 in the Office of the County Recorder of San Diego County, California (the "Merchant's Declaration").

EXCEPTING FROM SAID PARCEL A, the exclusive right to use and occupy said Parcel A during all "Use Periods" and "Service Periods" (as the quoted terms are defined in the Declaration).

ALSO EXCEPTING FROM SAID PARCEL A, all those certain easements referred to in the Declaration including, without limitation, those in Sections 2.6 and 2.8 thereof, together with the right to grant said easements to others.

PARCEL B:The exclusive right and easement to use and occupy, as an "Owner" of a "Annual Residence Club Interval", an "Assigned Unit" of the 2 Bedroom Unit Type and to use (i) the "Common Areas" and (ii) the "Common Furnishings" in such Assigned Unit during a "Use Period" for each such Residence Club Interest, a maximum of seven (7) nights in the:

Platinum Season(s)

X Gold Season(s)

"Use Year", all in accordance with the Declaration and the Rules and Regulations for Aviara Residence Club (as the foregoing quoted terms are defined in the Declaration.)

SUBJECT TO non-delinquent real property taxes and assessments for the current Fiscal Year and all later years and to all covenants, conditions, restrictions, reservations, exceptions, limitations, conditions, uses, rights, rights of way, easements and other matters of record on the date hereof, including, without limitation, the Declaration and the Merchant's Declaration, and that certain Third Amended and Restated Master Declaration of Covenants, Conditions and Restrictions for Aviara recorded September 16, 1991 as Instrument No. 1991-0475307 in the Office of the County Recorder of San Diego County, California, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

Exhibit "A"

Annual Residence Club Interval Form

for use with Phase IV-Lots 35 through 41; and Phase V-Lots 42 through 43