

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY  
SUBDIVISION DEPT.

DOC # 2013-0445805



RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

Name  
Street Address  
City  
State  
Zip  
SANTIAGO GAXIOLA & ROCIO NANNUINE  
ARTOLA de GAXIOLA  
3951 Caminito Cassis  
San Diego, CA 92122

JUL 17, 2013 1:38 PM  
OFFICIAL RECORDS 8496  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 1891.00  
DC: 00

PAGES: 3



ORDER NO. 12201532-996-U50  
ESCROW NO. 136134-K

RECORDERS USE ONLY

GRANT DEED

TAX PARCEL NO. 350-332-32 (WOP)

The undersigned declares that the documentary transfer tax is \$1,870.00 and is  
 computed on the full value of the interest of the property conveyed, or is  
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

The land, tenements or realty is located in  
 unincorporated area  city San Diego and

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

HERITAGE ON IVANHOE, LLC, a California limited liability company

hereby GRANT(S) to

SANTIAGO GAXIOLA and ROCIO NANNUINE ARTOLA de GAXIOLA, Husband and Wife as Joint Tenants

The following described real property in the City of LA JOLLA  
County of San Diego, State of California:

PARCEL 1:  
AN UNDIVIDED ONE-FOURTEENTH (1/14TH) INTEREST AS TENANT-IN-COMMON IN AND TO THE  
"COMMON AREA" AS SHOW AND DEFINED ON THE HERITAGE ON IVANHOE CONDOMINIUM PLAN  
MORE PARTICULARLY DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A".

Dated 07/09/2013  
STATE OF CALIFORNIA, )  
COUNTY OF San Diego )

HERITAGE ON IVANHOE, LLC

By:

On July 11, 2013 before me,  
Amy J Shadrack, Notary Public

Michael E. Turk  
MICHAEL E. TURK, MANAGING MEMBER

personally appeared Michael E. Turk

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 Amy J Shadrack, Notary Public

(Notary Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE.

Name

Street Address

City & State

A CONDOMINIUM COMPOSED OF:

PARCEL 1:

AN UNDIVIDED ONE-FOURTEENTH (1/14TH) INTEREST AS TENANT-IN-COMMON IN AND TO THE "COMMON AREA" AS SHOWN AND DEFINED ON THE HERITAGE ON IVANHOE CONDOMINIUM PLAN RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 12, 2013 AS FILE NO. 2013-0368515 OF OFFICIAL RECORDS ("CONDOMINIUM PLAN"), WHICH IS SITUATED WITHIN:

LOT 1 OF HERITAGE ON IVANHOE, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15920, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 6, 2013.

PARCEL 2:

UNIT DU-7722 AS SHOWN ON THE CONDOMINIUM PLAN REFERRED TO HEREINABOVE.

RESERVING THEREFROM EASEMENTS AND RIGHTS OF USE, ACCESS, INGRESS, EGRESS, ENCROACHMENT, MAINTENANCE, REPAIR, REPLACEMENT, DRAINAGE, SUPPORT OR OTHER PURPOSES AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE ON IVANHOE OWNERS ASSOCIATION INC., RECORDED JUNE 12, 2013 AS FILE NO. 2013-0368516 OF OFFICIAL RECORDS ("DECLARATION").

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS AND FOR UTILITY SERVICES, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HERITAGE ON IVANHOE OWNERS ASSOCIATION INC., RECORDED JUNE 12, 2013 AS FILE NO. 2013-0368516, OFFICIAL RECORDS ("DECLARATION"), IN, ON, OVER, ACROSS AND THROUGH THAT PORTION OF THE PROPERTY AND EACH UNIT, SHOWN AND DESCRIBED ON THE PLAN AS "ASSOCIATION PROPERTY" AND SUCH OTHER PORTIONS OF THE PROPERTY AND/OR EACH UNIT THEREIN, DESCRIBED IN THE DECLARATION AS ACCESS EASEMENT AND UTILITIES EASEMENT AREA, WHICH SHALL BE APPURTENANT TO PARCEL 2 ABOVE DESCRIBED.

PARCEL 4:

ONE CLASS A MEMBERSHIP IN HERITAGE ON IVANHOE OWNERS ASSOCIATION, A NON-PROFIT MUTUAL BENEFIT CORPORATION.

GRANTEES IN ACCEPTING THIS DEED AND THE CONVEYANCE HEREUNDER DO HEREBY AGREE, JOINTLY AND SEVERALLY, FOR THE BENEFIT OF GRANTOR AND FOR THE BENEFIT OF THE ASSOCIATION AND EACH AND EVERY ONE OF THE OTHER MEMBERS OF SAID ASSOCIATION, THAT GRANTEES WILL PROMPTLY, FULLY AND FAITHFULLY COMPLY WITH AND CONFORM TO THE DECLARATION DESCRIBED BELOW, ANY ARTICLES OF ASSOCIATION AND BYLAWS OF THE ASSOCIATION THAT MAY BE ESTABLISHED AT SUCH TIME THAT SUCH ASSOCIATION BECOMES ACTIVE, AND THEREAFTER, FROM TIME TO TIME PRESCRIBED THEREUNDER THE BOARD OF DIRECTORS OF SAID ASSOCIATION OR ITS OFFICERS.

THE OBLIGATIONS OF GRANTEES HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE ABOVE-DESCRIBED PROPERTY, IT BEING UNDERSTOOD THAT SAID MEMBERSHIP IN THE ASSOCIATION AND THE OBLIGATIONS THEREOF WILL AUTOMATICALLY PASS TO GRANTEES' SUCCESSORS IN TITLE IN THE ABOVE-DESCRIBED PROPERTY, WHETHER SUCH SUCCESSORS ACQUIRE TITLE BY FORECLOSURE OR OTHERWISE, AND SHALL BE BINDING UPON THE GRANTEES ABOVE NAMED, THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, PROVIDED THAT GRANTEES AND THEIR SAID SUCCESSORS IN TITLE SHALL BE BOUND BY THE FOREGOING COVENANTS ONLY AS LONG AS THEY, RESPECTIVELY, OWN TITLE TO THE ABOVE-DESCRIBED PROPERTY.

THIS DEED IS MADE AND ACCEPTED UPON THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THE CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "HERITAGE ON IVANHOE" RECORDED ON JUNE 12, 2013 AS FILE NO. 2013-0368516, IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND ANY AMENDMENTS THERETO ("DECLARATION"), WHICH IS INCORPORATED HEREIN AND HEREBY MADE A PART HEREOF BY REFERENCE AS THOUGH FULLY SET FORTH HEREIN.