

4/2/2017

DOC# 2016-0642661



Nov 23, 2016 09:45 AM

OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER

FEES: \$24.00

PCOR: YES

PAGES: 4

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

**Rivera & Schumacher, APC**  
401 B Street, Suite 2050  
San Diego, CA 92101  
Attn: Artemiza Q. Schumacher, Esq.

MAIL TAX STATEMENTS TO:

Perote Investments LLC  
1820 Avenida del Mundo, #204  
Coronado, CA 92118

APN: 537-690-28-14

(Space Above for Recorder's Use)

**QUITCLAIM DEED**

The undersigned Grantors declare that the DOCUMENTARY TRANSFER TAX IS \$ -0- (no consideration) because this conveyance results solely in a change in the method of holding title and the proportional ownership interest of the transferee will remain the same after the transfer. Cal. Rev. & Tax § 62(a)(2).

**LUIS ALVAREZ MORPHY CAMOU AND GABRIELA JIMENEZ DE ALVAREZ MORPHY**, husband and wife as joint tenants ("Grantor"), FOR NO CONSIDERATION, hereby REMISE, RELEASE AND QUITCLAIM to **PEROTE INVESTMENTS LLC**, A CALIFORNIA LIMITED LIABILITY COMPANY, all of their interest in that certain improved real property more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is commonly known as: 1820 Avenida del Mundo, Unit #204, Coronado, CA 92118.

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the date set forth below.

Dated: November 18, 2016

\_\_\_\_\_  
LUIS ALVAREZ MORPHY CAMOU

Dated: November 18, 2016

\_\_\_\_\_  
GABRIELA JIMENEZ DE ALVAREZ MORPHY

**ACKNOWLEDGEMENT**

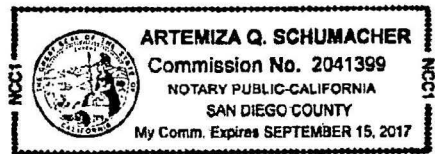
STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On November 18, 2016, before me, Artemiza Q. Schumacher, Notary Public, personally appeared **LUIS ALVAREZ MORPHY CAMOU AND GABRIELA JIMENEZ DE ALVAREZ MORPHY**, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signature on the instrument the persons, or the entity upon behalf of which the persons 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]  
Notary Public

(Seal)

**EXHIBIT A  
LEGAL DESCRIPTION  
APN: 537-690-28-14**

**PROPERTY COMMONLY KNOWN AS: 1820 AVENIDA DEL MUNDO, UNIT 204,  
CORONADO, CA 92118.**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA,  
COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM ESTATE, IN AND TO THAT CERTAIN REAL PROPERTY SITUATED  
IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

**PARCEL I:**

A FEE SIMPLE INTEREST IN THAT PORTION OF PARCEL C, PARCEL MAP NO. 1262 IN  
THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA  
RECORDED IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY ON  
JANUARY 31, 1973 AS FILE NO. 73-027793, SHOWN AND DEFINED AS UNIT 204 ON  
THAT CERTAIN CONDOMINIUM PLAN RECORDED ON MAY 5, 1977 IN THE OFFICE  
OF COUNTY RECORDER OF SAN DIEGO COUNTY AS FILE NO. 77-171012  
(HEREINAFTER REFERRED TO AS THE "CM PLAN"), AND AS FURTHER AMENDED  
BY DOCUMENT RECORDED DECEMBER 9, 1977 AS FILE/PAGE NO. 77-510406.

**PARCEL II:**

AN UNDIVIDED 1.7/206.5 INTEREST IN PARCEL C, PARCEL MAP NO. 1262, IN THE  
CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,  
RECORDED ON JANUARY 31, 1973 AS FILE NO. 73-027793, IN THE OFFICE OF COUNTY  
RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 148 UNITS AS  
SHOWN ON THE CONDOMINIUM PLAN.

**PARCEL III:**

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 204 ON THE CONDOMINIUM PLAN.

PARCEL IV:

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. 81 & 81T WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING AND RESERVING 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 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.