

Recording Requested by:  
FNTG Builder Services

DOC# 2016-0447111



MAIL TAX STATEMENTS  
AND RETURN TO:

The Velche Irrevocable Trust  
P.O. Box 710580  
San Diego, CA 92171

Aug 29, 2016 12:41 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$445.50  
PCOR: YES  
PAGES: 7

Order No. 23079831 - KC  
Escrow No. 23079831 - KS

Assessor's Parcel No. 644-331-32-00

**CONDOMINIUM GRANT DEED**  
**TOSARA AT OTAY RANCH**  
**(Phase 5)**

The undersigned grantor declares:

Documentary Transfer Tax is \$ **412.50**

☒ computed on the full value of property conveyed.

☐ computed on the full value less value of liens and encumbrances remaining at time of sale.

☐ Unincorporated area; ☒ City of Chula Vista

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TOSARA R-10, LLC, a California limited liability company ("**Grantor**"), hereby grants to ANA MARIA CHEDRAUI OBESO, TRUSTEE OF THE VELCHE IRREVOCABLE TRUST DATED DECEMBER 17, 2012 ("**Grantee**"), the following described real property situated in the City of Chula Vista, County of San Diego, State of California:

A condominium more particularly described on **Exhibit "A"** attached hereto and incorporated herein by reference.

This Deed is made and accepted upon all covenants, conditions, restrictions, reservations, easements and exceptions of record, including the easements, covenants, conditions and restrictions set forth in that certain (i) Declaration of Covenants, Conditions and Restrictions of Montecito at Otay Ranch, recorded October 4, 2005 as Document No. 2005-0856104, as amended by that certain First Amendment to the Declaration of Covenants, Conditions and Restrictions of Montecito at Otay Ranch, recorded June 1, 2006 as Document No. 2006-0389164, and re-recorded on July 11, 2006 as Document No. 2006-0487654, and that certain Second Amendment to the Declaration of Covenants, Conditions and Restrictions of Montecito at Otay Ranch, recorded August 30, 2006 as Document No. 2006-0619008, all in the Office of the County Recorder of San Diego County, California ("**Master Declaration**") and any presently existing or future amendments and supplements to such Master Declaration; and (ii) Declaration of Restrictions for Tosara at Otay Ranch recorded August 21, 2014 as Document No. 2014-0359447 in the Office of the County Recorder of San Diego County, California ("**Declaration**") and any presently existing or future amendments and supplements to such Declaration. The Master Declaration and Declaration as they may

be or become amended and supplemented are by this reference incorporated herein as though set forth in full.

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 TOSARA AT OTAY RANCH HOMEOWNERS ASSOCIATION, a California nonprofit mutual benefit corporation ("**Association**") and each and every one of the other members of the Association, that Grantees will promptly, fully and faithfully comply with and conform to the Bylaws of the Association, and the Rules and Regulations from time to time prescribed thereunder by the Board of Directors of the Association or its officers and, in particular, Grantees do 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 Grantees herein set forth shall be covenants running with the above-described property, it being understood that 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.

This Deed is made and accepted subject to encumbrances of record and without warranty against encumbrances.

**IN WITNESS WHEREOF**, this instrument is executed this 4<sup>th</sup> day of MAY, 2016.

TOSARA R-10, LLC, a California limited liability company

By: Melissa Hazlett  
Its: Sales & Marketing Manager

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.

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

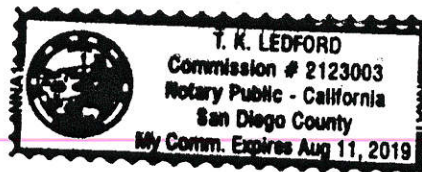
On 5/4/2016, before me, T. K. LEDFORD, Notary Public  
(here insert name and title of the officer)

personally appeared Melissa Hazlett, 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 \_\_\_\_\_  
(Seal)



# NOTARY SEAL CERTIFICATION

(Government Code 27361.7)

I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL  
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED  
READS AS FOLLOWS:

Name of the Notary: T. K. Ledford

Commission Number: 2123003 Date Commission Expires: Aug 11, 2019

County Where Bond is Filed: San Diego

Manufacturer or Vendor Number: NNA1  
(Located on both sides of the notary seal border)

Signature: Ce  
Firm Name (if applicable)

Place of Execution: San Diego Date: 8, 29, 2016



**GRANTEE ACCEPTANCE AND AGREEMENT**

Grantee, by acceptance and recordation of this Deed, (a) accepts and approves this Deed, (b) accepts, covenants, and agrees to be bound by all provisions of the Declaration, including the dispute resolution procedure and waiver of jury trial in Article XIX, and (c) understands that this grant is subject to and expressly conditioned upon the performance of such provisions and requirements to be performed by Grantee thereunder. Grantee has read, understood and agreed to the provisions of the Declaration and they are incorporated into this Deed by this reference.

Ana Maria Chedraui Obeso, Trustee

OF THE VELCHE IRREVOCABLE  
TRUST DATED DECEMBER 17, 2012

**Grantee**

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.

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_  
(here insert name and title of the officer)

personally appeared \_\_\_\_\_, 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 \_\_\_\_\_  
(Seal)

Acknowledgment of Individual

STATE OF FLORIDA

COUNTY OF MIDDI DAD

NEREIDA M. SIU  
NOTARY PUBLIC,

The foregoing instrument was acknowledged before me this 5/2/2016 (date), by  
ANA MARIA CHEDRAUI OBESO (name), ~~who is personally known to me or~~  
who has produced PASSPORT (type of identification) as identification.



Notary Public

Printed Name: NEREIDA M. SIU



My Commission Expires:

03/04/2019

Commission # FF206029

**EXHIBIT "A" TO**  
**CONDOMINIUM GRANT DEED**  
**TOSARA AT OTAY RANCH**

**Residential Condominium No. 31** as shown on the CONDOMINIUM PLANS FOR THE DEVELOPMENT CONDOMINIUMS AND PHASE MODULES OF TOSARA AT OTAY RANCH – SET TWO recorded June 9, 2015 as Document No. 2015-0295895 and amended by FIRST AMENDMENT TO CONDOMINIUM PLANS FOR THE DEVELOPMENT CONDOMINIUMS AND PHASE MODULES OF TOSARA AT OTAY RANCH – SET TWO recorded April 13, 2016 as Document No. 2016-0169212, both in the Office of the County Recorder of San Diego County, California ("**Condominium Plans**"), which is composed of the following portions of Lot 2 of CHULA VISTA TRACT NO. 11-05, OTAY RANCH VILLAGE 2 NORTH, NEIGHBORHOOD R-10B/PIPELINE, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof No. 16094, filed in the Office of the County Recorder of San Diego County, California, on February 22, 2016, and Lot 1 of CHULA VISTA TRACT NO. 12-02, OTAY RANCH VILLAGE 2 NORTH, NEIGHBORHOOD R-10A, in the City of Chula Vista, County of San Diego, State of California, according to Map thereof No. 16010, filed in the Office of the County Recorder of San Diego County, California, on December 30, 2014, and the following easements:

**PARCEL 1 (Residential Unit):**

The Residential Unit with the same number as the Residential Condominium described above;

RESERVING THEREFROM, in favor of the Association defined in the Deed to which this Exhibit is attached, the right to maintain any Association Maintenance Area shown on the Condominium Plans as encumbering the Residential Unit pursuant to the provisions of the Declaration.

**PARCEL 2 (Phase Common Area):**

An appurtenant undivided fractional interest as tenant in common in and to the Phase Common Area in the Phase in which the Residential Unit described in PARCEL 1 above is located equal to the reciprocal of the number of Residential Units within that Phase; the Phase Common Area is shown and described on the Condominium Plans.

**PARCEL 3 (Easement Over Association Property):**

Non-exclusive appurtenant easements in and to the Association Property now or hereafter owned by Association. "**Association Property**" is defined in the Condominium Plans and in the Declaration;

**PARCEL 4 (Exclusive Use Areas):**

The exclusive right to use any Exclusive Use Area shown on the Condominium Plans as being appurtenant to the Residential Unit described in PARCEL 1 above.

RESERVING FROM ALL PARCELS all exceptions and reservations of record, including, but not limited to, all rights and easements set forth in the Master Declaration and Declaration, all of which are described in the Deed to which this Exhibit is attached.