

DOC # 2012-0194867



RECORDING REQUESTED BY:
First American Title
Mail Tax Statement To
AND WHEN RECORDED MAIL TO:

*file
2012*

APR 04, 2012 8:00 AM 2145

Alejandro Orvananos
1760 Avenida Del Mundo, #1502
Coronado, CA 92118

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 650.50
OC: OC

PAGES: 2

↑
Mail Tax Statement To



Title Order No.: 3926767

Escrow No.: 09395-T

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$632.50

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Coronado **AND**

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

Sheila Corzine, Trustee of the J.R. and Sheila Corzine Lving Trust dated September 21, 2004.

hereby GRANT(s) to:

Alejandro Orvananos ; a married man as his sole and separate property

the real property in the City of Coronado, County of San Diego, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 1760 Avenida Del Mundo, Unit 1501, Coronado, CA 92118
AP#:537-690-14-51

DATED January 30, 2012

STATE OF ARIZONA

COUNTY OF MARICOPA

On 1-31-12

before me, ~~Sheila Corzine~~ Kerri Coveney
A Notary Public in and for said State personally appeared

Sheila Corzine

Sheila Corzine, Trustee of the J.R. and Sheila Corzine
Living Trust dated September 21, 2004.

BY: Sheila Corzine, Trustee
Sheila Corzine, Trustee

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 Kerri Coveney

(Seal)

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

EXHIBIT 'A'

2146

File No.: **DIV-3926767 (16)**

Property: **1760 Avenida Del Mundo #1501, Coronado, CA 92118**

PARCEL 1:

A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 5 CORONADO SHORES TRACT NO. 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS FILE NO. 75985 OF OFFICIAL RECORDS, SHOWN AND DEFINED AS UNIT 1501 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON MARCH 20, 1972 AS FILE NO. 65943 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1.2/207 INTEREST IN LOT 5, TRACT 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS FILE NO. 75985 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 150 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON MARCH 20, 1972 AS FILE NO. 65943 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3:

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-1501 ON THE CONDOMINIUM PLAN RECORDED ON MARCH 20, 1972 AS FILE NO. 65943 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4:

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. U57, WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING THEREFROM AND RESERVING TO THE GRANTOR, THEIR SUCCESSORS AND ASSIGNS 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 OF 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.

A.P.N. 537-690-14-51 and 537-690-14-51