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DOC # 2012-0194868



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

to  
R

Alejandro Orvananos  
1760 Avenida Del Mundo, 1502  
Coronado, Ca 92118

APR 04, 2012 8:00 AM



OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 18.00  
OC: OC

2147

PAGES: 2

↑  
Mail Tax Statement To



Title Order No.: 3928767	<b>QUITCLAIM DEED</b>	Escrow No.: 09395-T
<p>THE UNDERSIGNED GRANTOR(S) DECLARE(S)  <b>DOCUMENTARY TRANSFER TAX is \$NONE CITY TRANSFER TAX \$NONE</b>  <input checked="" type="checkbox"/> computed on full value of property conveyed, or  <input type="checkbox"/> computed on full value less value of liens or encumbrances remaining at time of sale.  <input type="checkbox"/> Unincorporated area <input checked="" type="checkbox"/> City of Coronado <b>AND</b></p>		
<p>FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  <b>Cristina Obregon de Orvananos, spouse of grantee</b>  do(es) hereby remise, release and forever quitclaim to:  <b>Alejandro Orvananos, a married man as his sole and separate property</b>  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  A.P. # 537-690-14-51  Also Known as: 1760 Avenida Del Mundo, Unit 1501, Coronado, CA 92118</p>		
<p>DATED April 2, 2012  STATE OF CALIFORNIA  COUNTY OF <u>San Diego</u>  On <u>4-2-12</u>  before me, <u>T. McNally Seymour</u>  A Notary Public in and for said State personally appeared  <u>Cristina Obregon de Orvananos</u>  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.</p>		
<p>Signature <u>Cristina Obregon de Orvananos</u></p>		<p>  Cristina Obregon de Orvananos</p>
<p>Signature <u>T. McNally Seymour</u></p>		<p></p>
<p>(Seal)  MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:</p>		

**EXHIBIT 'A'**

2148

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.**