

RECORDING REQUESTED BY:

193

WHEN RECORDED MAIL TO:

Name MR. EMILIO AZCARRAGA MILMO
Address 1430 7th Avenue
Street San Diego, CA 92101
City & State

73-135639

FILE/PAGE NO. _____
BOOK 1973
RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
MAY 21 8:00 AM '73

OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
HARLEY F. BLOOM
RECORDER

\$7.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

MAIL TAX STATEMENT TO:

Name
Address
Street
City & State
Same as above

TRANSFER TAX PAID

DOCUMENTARY TRANSFER TAX \$ 96.80 HARLEY F. BLOOM, RECORDER
 COMPUTED ON FULL VALUE OF PROPERTY CONVEYED,
 OR COMPUTED ON FULL VALUE LESS LIENS AND ENCUMBRANCES
REMAINING THEREON AT TIME OF SALE.
Signature of Declarant or Agent *[Signature]* TOWER ESCROW CO. Firm Name

Grant Deed
AND
POWER OF ATTORNEY

Por. 2000-537-690-05

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CORONADO DEVELOPMENT CO., a California corporation,
(hereinafter referred to as "Grantor"), hereby grants and assigns to:

EMILIO AZCARRAGA MILMO, a married man

(hereinafter referred to as "Grantee") a CONDOMINIUM ESTATE, in and to that certain real property situated
in the City of Coronado, County of San Diego, State of California, described as follows:

PARCEL I: A fee simple interest in that portion of Lot 5 of Coronado Shores, in the City of Coronado, County of San Diego,
State of California, according to Map thereof No. 6641 recorded on May 1, 1970 in the Office of the County Recorder of said
County, shown and defined as Unit 908 on that certain Condominium Plan recorded on March 20, 1972 as File/
Page No. 65943 of Official Records of said County.

PARCEL II: An undivided 1/4/207 interest in Lot 5 of Coronado Shores, in the City of Coronado, County of San Diego, State
of California, according to Map thereof No. 6641 recorded on May 1, 1970 in the Office of the County Recorder of said County,
excepting therefrom the 150 Units as shown on the Condominium Plan recorded March 20, 1972 as File/Page No. 65943 of Official
Records of said County.

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 908
on the Condominium Plan recorded on March 20, 1972 as File/Page No. 65943 of Official Records of said County.

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. UB & UBT, which
shall be deemed to be a part of the "Restricted Common Areas and Facilities."

EXCEPTING, RESERVING AND GRANTING TO CORONADO DEVELOPMENT CO., the right to locate the rights of way
and easements as provided for in the Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant
and Reservation of Easements dated June 10, 1971, recorded June 11, 1971 as File No. 123403, Official Records in the
Office of the County Recorder of San Diego County, the right unto its self and the right to allow and grant to others,
including the public, the right to locate, relocate, extend, add to, construct, improve, maintain, use and cross-over and upon said
easements and rights of way; and further EXCEPTING, RESERVING AND GRANTING TO CORONADO DEVELOPMENT CO.
the right to quitclaim, convey, or dedicate said easements and rights of way for public or private purposes. These easements, ease-
ments of ingress and egress and rights of way are intended for and may be used in connection with any land now owned or which
may be hereafter acquired by Grantor and which may, but need not, join and become a part of a common means of ingress and
egress and rights of way serving a portion of all of such property so owned or acquired by Grantor and any successor or assignee
of Grantor in such property; and shall include, but not be limited to, the right to construct pedestrian overpasses, tunnels and ways.

EXCEPTING 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.

Grantor further reserves to itself, its successors and assigns such slope rights, drainage rights and drainage rights of way as may be
necessary or required in connection with the improvements of the subject property or any part thereof, or the improvement of ad-
joining or surrounding properties, together with the right of entry on any portion of the subject property for the installation and/or
maintenance of such rights.

SUBJECT TO: none
1. General and special county and city taxes for the fiscal year 19.72 to 19.73
2. Covenants, conditions, restrictions, easements, rights and rights of way of record.

continued

OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY F. BLOOM RECORDER

GRANTEE, BY THE EXECUTION OF THIS GRANT DEED, EXPRESSLY

(1) Accepts, covenants and agrees to be bound by all of the provisions of and specifically agrees to assume performance of all obligations under the documents entitled:

(a) Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant and Reservation of Easements dated June 10, 1971, recorded June 11, 1971 as File No. 123403, Official Records, in the Office of the County Recorder of San Diego County.

(b) Supplemental Declaration of Covenants, Conditions and Restrictions as to said Lot 5 Coronado Shores Map No. 6641 dated April 14, 1972, recorded April 17, 1972 as File/Page No. 94033 in the Office of the County Recorder of said County.

All of the provisions of each of said documents described in (a) and (b) above are hereby made a part of this Deed and are hereby incorporated herein and made a part hereof by reference with the same force and effect as though fully set forth herein.

Article 12, paragraph 12.1 of the Supplemental Declaration of Covenants, Conditions and Restrictions as to Lot 5 Coronado Shores Map No. 6641 dated April 14, 1972, recorded April 17, 1972 as File No. 94033 in the Office of the County Recorder of San Diego County, is hereby made a part of this Deed and is hereby incorporated herein with the same force and effect as though fully set forth herein.

(2) Constitutes and irrevocably appoints the Grantor herein as Attorney-in-Fact and Agent of Grantee for the purposes described in Article 12, Paragraph 12.1 of the said Supplemental Declaration, the provisions of which are hereby incorporated herein with the same force and effect as though fully set forth herein;

(3) Accepts, covenants and agrees to be bound by all matters set forth on the Tract Map and Condominium Plan herein above referred to:

The singular shall include the plural wherever the context of this document so requires.

IN WITNESS WHEREOF, Grantor, CORONADO DEVELOPMENT CO., a California corporation, has executed this instrument on the 15th day of May, 1973; and Grantee himself, his successors and/or assigns, hereby signifies his assumption and acceptance of the obligations of this instrument by execution hereof on the 7th day of May, 1973.

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO Los Angeles } ss.

On May 15, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared J. C. Handley known to me to be the Vice President, and William K. Ellermeyer known to me to be Assistant Secretary of the corporation that executed the within Instrument, known to me to be the persons who executed the within Instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal.
Signature: [Signature]
Henry J. Heimowitz
Name (Typed or Printed)

GRANTOR:
CORONADO DEVELOPMENT CO.
By: [Signature]
GRANTEE:
Emilio Azcarraga Milmo



(THIS AREA FOR OFFICIAL NOTARIAL SEAL)

Title Order No. _____ Escrow or Loan No. _____

TO 447 C
(Individual)

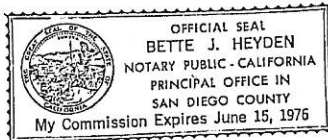


STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } ss.

On May 7, 1973 before me, the undersigned, a Notary Public in and for said State, personally appeared Emilio Azcarraga Milmo

to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.
Signature: [Signature]
BETTE J. HEYDEN
Name (Typed or Printed)



(This area for official notarial seal)

OFFICIAL RECORDS SAN DIEGO COUNTY HARLEY & BOND RECORDS