

RECORDING REQUESTED BY 2266

80-225863

FILE/PAGE NO. BOOK 1980
RECORDED REQUEST OF CHICAGO TITLE INS. CO.
JUL 18 8:00 AM '80
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYLE
RECORDER

\$4.00

AND WHEN RECORDED MAIL TO

Name David Daniel Kabbaz & Victoria Zaga de Daniel
Street Address c/o Coronado Shores Co., Inc
P.O. Box 220
City State Zip Coronado, CA 92118

SPACE ABOVE THIS LINE FOR RECORDER'S USE
DOCUMENTARY TRANSFER TAX \$ 306.35

BANK OF AMERICA
NATIONAL TRUST AND SAVINGS ASSOCIATION

TRANSFER TAX PAID
SAN DIEGO COUNTY RECORDER

Computed on full value of property conveyed
or computed on full value less liens and encumbrances remaining at time of sale

TITLE ORDER NO. 28676

ESCROW NO. 168-9403

CODE AREA: 2000

TAX PARCEL NO.: 537-690-31-34

Russell Kubovec
Signature of Declarant or Agent determining tax. Firm name

GRANT DEED
INDIVIDUAL

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
RUSSELL KUBOVEC and RUTH E. KUBOVEC, husband and wife

do hereby GRANT to
DAVID DANIEL KABBAZ and VICTORIA ZAGA de DANIEL, Husband and wife, as Joint Tenants

all that real property situated in the City of Coronado County of San Diego
State of California, described as follows:

A fee simple interest in that portion of Lot 4, Coronado Shores Tract No. 6641, as per Map recorded on May 1, 1970, as File/Page No. 75985, in the Office of the County Recorder of San Diego County, shown and defined as Unit 1104, as more completely described on rider attached EXHIBIT "A" which by this reference is made a part hereof.

- SUBJECT TO:
1. All General and Special taxes for the fiscal year 1980-1981, a lien not yet due or payable.
 2. Covenants, conditions, restrictions, reservations, rights, rights of way and easements of record.
 3. Note secured by Deed of Trust in favor of Gibraltar Savings and Loan Association as per its terms now of record.

DATED: April 25, 19 80

Russell Kubovec
Russell Kubovec
Ruth E. Kubovec
Ruth E. Kubovec

STATE OF CALIFORNIA
County of Los Angeles } SS

On May 20, 19 80, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Russell Kubovec and Ruth E. Kubovec--

known to me to be the person whose name subscribed to the within instrument and acknowledged to me that he executed the same.
WITNESS my hand and official seal.



Notary Public in and for said Los Angeles County and State.
My Commission expires March 2, 19 84

MAIL TAX STATEMENTS TO TRU-351 4-76

SAME AS ABOVE
Address Zip

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

2267

AMENDED

"EXHIBIT A"

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 CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL 1: A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 4 OF CORONADO SHARES TRACT NO. 6641, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 1104 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: AN UNDIVIDED 1/7207.6 INTEREST IN LOT 4 OF TRACT 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 119 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 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 1104 ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 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 142 & 142 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, SO 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 SURFACE 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.

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER