

RECORDING REQUESTED BY

2284

BANK OF CORONADO

AND WHEN RECORDED MAIL TO

BANK OF CORONADO

Name
Street Address
City & State

1190 Orange Avenue
Coronado, California 92118

81-119044

FILE/PAGE NO. 81-119044
BOOK 1981
RECORDED REQUEST OF
TITLE INSURANCE & TRUST CO.
APR 20 8:00 AM '81
OFFICIAL RECORDS
SAN DIEGO COUNTY, CALIF.
VERA L. LYLE
RECORDER \$4.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS (INDIVIDUAL)

2000 A.P.N. 537-691-3134

This Deed of Trust, made this 14th day of April, 1981, between

M.F. \$1.00

David Daniel Kabbaz and Victoria Zaga de Daniel, husband and wife, herein called TRUSTOR,
whose address is 1750 Ave Del Mundo #1104 Coronado California 92118
(number and street) (city) (state) (zip)

Title Insurance and Trust Company, a California corporation, herein called TRUSTEE, and

BANK OF CORONADO, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in the City of Coronado San Diego County, California, described as:

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, more particularly described in the attached Exhibit "A".

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$200,000.00 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, when evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the feticious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Kings	792	833	Placer	895	301	Sierra	29	335
Alpine	1	250	Lake	362	39	Plumas	151	5	Siskiyou	468	181
Amador	104	348	Lassen	171	471	Riverside	3005	523	Solano	1105	182
Butte	1145	1	Los Angeles	T2055	899	Sacramento	4331	62	Sonoma	1851	689
Calaveras	145	152	Madera	810	170	San Benito	271	383	Stanislaus	1715	456
Colusa	296	617	Marin	1508	339	San Bernardino	5567	61	Sutter	572	297
Contra Costa	3978	47	Mariposa	77	292	San Francisco	A332	905	Tehama	401	289
Del Norte	78	414	Mendocino	579	530	San Joaquin	2470	311	Trinity	93	366
El Dorado	568	456	Merced	1547	538	San Luis Obispo	1151	12	Tulare	2294	275
Fresno	4626	572	Modoc	184	851	San Mateo	4078	420	Tuolumne	135	47
Glenn	422	184	Mono	52	429	Santa Barbara	1878	860	Ventura	2062	386
Humboldt	457	527	Monterey	2194	538	Santa Clara	5336	341	Yolo	653	245
Imperial	1091	501	Napa	639	86	Santa Cruz	1431	494	Yuba	334	486
Inyo	147	598	Nevada	305	320	Shasta	684	528			
Kern	3427	60	Orange	5889	611	San Diego	Series 2 Book 1961, Page 183887				

(which provisions, identical in all counties, are printed on the reverse hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust.

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth.

STATE OF CALIFORNIA,

COUNTY OF SAN DIEGO

SS.

On April 15, 1981 before me, the undersigned, a Notary Public in and for said State, personally appeared David Daniel Kabbaz

Signature of Trustor
David Daniel Kabbaz

Victoria Zaga de Daniel

known to me 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: Carolyn F. Markert
CAROLYN F. MARKERT



Title Order No.
Escrow or Loan No.

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

TO 1947 CA (8-74)
(Attorney in Fact - Individual)

2285



STATE OF CALIFORNIA
COUNTY OF SAN DIEGO } SS.

On April 15, 1981 before me, the undersigned, a Notary Public in and for said State,
personally appeared David Daniel Kabbaz
known to me to be the person whose name is _____ subscribed to the within instrument, as the
Attorney in fact of Victoria Zaga de Daniel,
and acknowledged to me that he subscribed the name
of Victoria Zaga de Daniel hereto as principal
and his own name as Attorney in fact.
WITNESS my hand and official seal.

↑ STAPLE HERE ↓

Signature Carolyn F. Markert
CAROLYN F. MARKERT



(This area for official notarial seal)

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

EXHIBIT "A"

ATTACHMENT TO DEED OF TRUST DATED APRIL 14, 1981, for \$200,000.00, executed by David Daniel Kabbaz and Victoria Zaga de Daniel as TRUSTORS, TITLE INSURANCE AND TRUST AS TRUSTEE AND Bank of Coronado as Beneficiary.

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 SHORES 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 RECORDER'S FILE 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 RECORDER'S FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2: AN UNDIVIDED 1.7/207.6 INTEREST IN LOT 4 OF TRACT 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS RECORDER'S FILE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS RECORDER'S FILE 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 RECORDER'S FILE 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.** , WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES." **142 and 142T

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 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 SAY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS.

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