

RECORDING REQUESTED BY MAIL TAX STATEMENT TO RECORDING REQUESTED BY UNITED TITLE COMPANY

(Same as below)

WHEN RECORDED MAIL TO: Name: JOSE DANIEL KABBAZ, Street Address: 1750 AVENIDA DEL MUNDO #704, City & State: CORONADO, CA 92118

578 DOC # 1992-0592294 18-SEP-1992 08:00 AM

OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE ANNETTE EVANS, COUNTY RECORDER. RF: 4.00 FEES: 778.00 AF: 3.00 DC MF: 1.00 TAX: 770.00

ORDER NO. 435530-41 ESCROW NO. 3099-C

SPACE ABOVE RECORDER'S USE ONLY

GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ 770.00. (X) Computed on full value of property conveyed, or ( ) Computed on full value less value of liens and encumbrances remaining at time of sale. ( ) Unincorporated area (X) City of CORONADO. Tax Parcel No. 537-690-30-64

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALAN MISHKIN AND CAROL MISHKIN, HUSBAND AND WIFE

hereby GRANT(S) to JOSE DANIEL KABBAZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

the following described real property in the County of SAN DIEGO, State of California:

PARCEL 1:

A FEE SIMPLE INTEREST IN THE PORTION OF LOT 4 OF CORONADO SHORES TRACT NO. 6641, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED MAY 1, 1970 AS FILE NO. 75985 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 704 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY; ALL OF WHICH IS MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PROPERTY MORE COMMONLY KNOWN AS: 1750 AVENIDA DEL MUNDO #704, CORONADO, CA 92118

Signature of Alan Mishkin, ALAN MISHKIN

Dated AUGUST 10, 1992

Signature of Carol Mishkin, CAROL MISHKIN

STATE OF ARIZONA, County of Maricopa } s.s.

On this 31st day of August, 1992, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Alan Mishkin and Carol Mishkin

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name subscribed to the within instrument and acknowledged that executed the same.

WITNESS my hand and official seal.

Notary Public and Notary Public - State of ARIZONA, MARIQUITA COUNTY, My Comm. Expires Dec. 4, 1994

(Notary Seal)

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO COUNTY RECORDER'S OFFICE

EXHIBIT "A"

579

LEGAL DESCRIPTION

PARCEL 1:

A FEE SIMPLE INTEREST IN THE PORTION OF LOT 4 OF CORONADO SHORES TRACT NO. 6641, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED MAY 1, 1970 AS FILE NO. 75985 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 704 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS 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 FILE NO. 75985 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS 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-704 ON THE CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS 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. 51 AND 51-T, WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING THEREFROM 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.

OFFICIAL RECORDS, ANNETTE J. EVANS, SAN DIEGO RECORDERS OFFICE