

RECORDING REQUESTED BY  
**UNITED TITLE COMPANY**

31

DOC # 1992-0607129  
24-SEP-1992 02:04 PM

MAIL TAX STATEMENT TO  
BANK OF CORONADO  
1190 ORANGE AVENUE  
CORONADO, CA 92118  
WHEN RECORDED MAIL TO

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
ANNETTE EVANS, COUNTY RECORDER  
RF: 4.00 FEES: 8.00  
RF: 3.00 GC  
RF: 1.00

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

*Handwritten initials: JK 28*

SPACE ABOVE RECORDER'S USE ONLY

ORDER NO.  
ESCROW NO.

### GRANT DEED (INDIVIDUAL)

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$ -0-  
( ) 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,  
JOSE DANIEL KABBAZ, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to **COPROVE CORPORATION INC., A B.V.I. COMPANY**

the following described real property in the  
County of **SAN DIEGO**

State of California:

This instrument filed for record by  
UNITED TITLE COMPANY of SAN DIEGO as  
an accomodation only. It has not been  
examined as to it's execution or as to  
it's effect upon the title.

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

A FEE SIMPLE INTEREST IN THAT 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 ON MAY 1, 1970 AS FILE NO. 75985 OF OFFICIAL RECORDS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY, SHOWN AND  
DEFINED AS UNIT NO. 704, ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JANUARY  
6, 1978 AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID SAN DIEGO COUNTY.  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.  
PROPERTY MORE COMMONLY KNOWN AS: 1750 AVENIDA DEL MUNDO #704 CORONADO, CA 92118

*Handwritten signature of Jose Daniel Kabbaz*  
JOSE DANIEL KABBAZ

Dated SEPTEMBER 18, 1992

STATE OF CALIFORNIA } ss.  
County of SAN DIEGO

On this 18th day of SEPTEMBER, 1992, before me, the undersigned, a Notary Public in and for  
said County and State, personally appeared

JOSE DANIEL KABBAZ

personally known to me (or proved to me on the basis of satisfactory evidence) 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.

*Handwritten signature of Celeste M. Radner*  
Notary Public in and for said County and State.



(Notary Seal)

MAIL RECORD ANNETTE J. EVANS, SAN DIEGO, CA 92101

## EXHIBIT "A"

## 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.

RECORDS UNIT 1 EVANS, SAN DIEGO, CALIFORNIA