

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO.

DOC # 1996-0262095
23-MAY-1996 03:00 PM

757

Name JAMES H. FOREMAN
Street VIRGINIA A. FOREMAN
Address P.O. BOX 396
City & State TEN SLEEP WY 82442
Zip

OFFICIAL RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 6.00 FEES: 745.00
AF: 3.00 AFNF
MF: 1.00
OC: 20.00
TAX: 715.00

Title Order No. 994835-05 Escrow No. 4306-C

T 355 Legal (2-94)

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 715.00

unincorporated area City of CORONADO

Parcel No. 537-690-31-34

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FESTIVAL FINANCIAL N.V., A NETHERLANDS ANTILLIES CORPORATION

hereby GRANT(S) to ~~VIRGINIA A. FOREMAN, TRUSTEE OF THE VIRGINIA A. FOREMAN REVOCABLE TRUST DATED SEPTEMBER 28, 1989~~

JAMES H. FOREMAN AND VIRGINIA A. FOREMAN, TRUSTEES OF THE JAMES H. AND VIRGINIA A. FOREMAN LIVING TRUST DATED MAY 24, 1989

the following described real property in the county of SAN DIEGO, state of California:

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 SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT NO. 1104 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON 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 #1104, CORONADO CA 92118

Dated MAY 20, 1996

FESTIVAL FINANCIAL N.V., A NETHERLANDS ANTILLIES CORPORATION

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } S.S.

On MAY 20, 1996 before me,

CELESTE M. RADNER

BY: DAVID DANIEL KABBAZ CHIVER

a Notary Public in and for said County and State, personally appeared DAVID DANIEL KABBAZ CHIVER

ATTORNEY IN FACT

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal

Signature Celeste M. Radner

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

OFFICIAL RECORDER GREGORY J. SMITH, SAN DIEGO RECORDER/COUNTY CLERK

DESCRIPTION

758

EXHIBIT "A"

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, 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 SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT NO. 1104 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED 1.1/207.6 INTEREST IN LOT 4, MAP NO. 6641, 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, 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-1104 ON THE CONDOMINIUM PLAN RECORDED ON 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 SPACES LOCATED WITHIN THE BUILDING IN WHICH THE ABOVE DESCRIBED UNIT IS LOCATED, DESCRIBED AND DESIGNATED ON THE CONDOMINIUM PLAN AS PARKING SPACE NO. 142 AND 142T 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 GREGORY J. SMITH, SAN DIEGO RECORDER/COUNTY CLERK