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RECORDING REQUESTED BY  
Commonwealth Land Title Co.  
WHEN RECORDED MAIL THIS DOCUMENT  
AND TAX STATEMENTS TO:

Coprove Corporation BVI LTD.  
1750 Avenida Del Mundo #704  
Coronado, CA 92118.

9456

APN: 537-690-30-64  
Escrow No: 04310329-044-BAT  
Title No: 04310329

DOC # 2007-0453886



JUL 06, 2007 2:25 PM

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER  
FEES: 10.00  
OC: OC  
PAGES: 2



2007-0453886

Spa  
**GRANT DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S)**

DOCUMENTARY TRANSFER TAX IS \$ 0.00, CITY TAX \$ 0.00 *no consideration vesting correction*

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

**Coprove Corporation BVI LTD. WATA Coprove Corporation Inc., A B.V.I. Company**

hereby GRANT(S) to

**Coprove Corporation BVI LTD.**

the following described real property in the City of Coronado, County of San Diego, State of California:

**See Exhibit A attached hereto and made a part hereof.**

Commonly known as: 1750 Avenida Del Mundo #704, Coronado, CA 92118

Dated: June 29, 2007

COPROVE CORPORATION  BVI LTD.

Jose Daniel Kabbaz Chiver  
Director


STATE OF CALIFORNIA

COUNTY OF SAN DIEGO } SS:

On 7-2-2007, before me, M.S. MARSHALL a Notary Public,

personally appeared JOSE DANIEL KABBAZ CHIVER  
~~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 



FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS AS DIRECTED ABOVE

**Exhibit A**

All that certain real property situated in the County of San Diego, State of California, described as follows:

A Condominium Comprised of:

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 6, 1978 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.