



RECORDING REQUESTED BY:
First American Title Insurance Company
AND WHEN RECORDED MAIL TO:

MAIL THE STATEMENT TO

16
3P
TT

Mr. and Mrs. Jose Daniel Kabbaz
1750 Avenida Del Mundo 702
Coronado, CA 92118

OCT 14, 2014 4:12 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 1726.00
OC: OC

PAGES: 3



Title Order No.: 4715474-9 Escrow No.: 03-001230-TR
GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$1,705.00
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Coronado AND

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

Pauline Banchik, a Widow

hereby GRANT(s) to:

Jose Daniel Kabbaz and Monica Daniel Kabbaz, Husband and Wife, as Joint Tenants

the real property in the City of Coronado, County of San Diego, State of California, described as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A' AND MADE A PART HEREOF.
Also Known as: 1750 Avenida Del Mundo, Unit 702, Coronado, CA 92118
AP#: 537-690-30-62

DATED September 10, 2014
STATE OF CALIFORNIA ARIZONA
COUNTY OF MARICOPA
On SEPTEMBER 15, 2014
before me, MARK WATERS
A Notary Public in and for said State personally appeared
PAULINE ANN BANCHIK

Pauline Banchik

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.



Signature Mark Waters
MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

(Seal)

Exhibit "A"

Legal Description

A.P.N.: 537-690-30-62

Real property in the City of Coronado, County of San Diego, State of California, described as follows:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1.5/207.6TH INTEREST IN AND TO LOT 4 OF CORONADO SHORES, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6641, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MAY 1, 1970.

EXCEPTING THEREFROM THE FOLLOWING:

A) THE 149 UNITS SHOWN ON THE CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS INSTRUMENT NO. 78-7400 OF OFFICIAL RECORDS.

B) THE RIGHT TO USE, POSSESSION AND OCCUPANCY OF ALL THOSE AREAS DESIGNATED AS RESTRICTED COMMON AREAS AND FACILITIES AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 2:

LIVING UNIT NO. 702, AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

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-702 ON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

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 ABOVE REFERRED TO, AS PARKING SPACE NO. 54, WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".~~

File No.: **DIV-4715474 (09)**

Date: **September 03, 2014**

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, AS RESERVED BY CORONADO DEVELOPMENT CO., IN DEED RECORDED MAY 21, 1973 AS INSTRUMENT NO. 73-135639 OF OFFICIAL RECORDS.