

RECORDED AT THE REQUEST OF
CHICAGO TITLE CO.
Recorded at the request of:

DOC # 1996-0600765
27-NOV-1996 01:55 PM

and when recorded mail this deed
and unless otherwise shown below
mail tax statements to:

Mr. Joaquin Vargas
Copernizo #183
Colonia Anzures, MX 11690

Handwritten initials and a circled "OK"

1712

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY SMITH, COUNTY RECORDER
RF: 7.00 FEES: 739.00
AF: 5.00 OC
MF: 1.00
TAX: 726.00

the space above is for recorder's use only

Escrow No. 96-38107-S
Title Order No. 6829655-05

Tax Parcel # 687-050-31-04
537-690-31-54

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 726.00

- 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,

BY THIS INSTRUMENT DATED October 21, 1996 FOR A VALUABLE CONSIDERATION,

FESTIVAL FINANCIAL N.V., A NETHERLAND ANTILLES CORPORATION

HEREBY GRANTS TO:

Joaquin Vargas and Elsa Gabriela Guajardo de Vargas, husband and wife as joint tenants

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

A fee simple interest in that portion of Lot 4 of Coronado Shores Tract No. 6841, as per Map recorded on May 1, 1970 as File/Page No. 75985 as more particularly described in Exhibit attached hereto and hereby made a part hereof.

Festival Financial N.V., a Netherland Antilles corporation

E. N. Feldman, Attorney-in-Fact

Elsa N. Feldman, Attorney-in-Fact

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

ALL PURPOSE ACKNOWLEDGEMENT

State of CALIFORNIA)
County of SAN DIEGO) ss.

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On OCT 30, 1996, before me AUNNA M. WEBB, personally appeared

EARL V. FELDMAN
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.



Aunna M. Webb
Signature of Notary



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

EXHIBIT A

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PARCEL 1A:

A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 4, 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/PAGE NO. 75985, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 1404 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2A:

AN UNDIVIDED 1.7/207.6 INTEREST IN LOT 4 OF MAP NO. 6641, AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985, 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/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 3A:

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 B1404 ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 4A:

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. 150 AND 150T WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING AND RESERVING 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