

RECORDING REQUESTED BY

Attorney **1097**  
*Feldman & Steres*  
AND WHEN RECORDED MAIL TO

82-313369

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA.

1982 OCT 12 PM 4:18

VERA L. LYLE  
COUNTY RECORDER

Name [ Earl N. Feldman, Esq.  
Street [ Feldman & Steres  
Address [ 1200 Third Avenue, #1324  
City & State [ San Diego, CA 92101 ]

MAIL TAX STATEMENTS TO  
Name [ FESTIVAL FINANCIAL N.V.  
Street [ c/o Feldman & Steres  
Address [ 1200 Third Ave, Suite 1324  
City & State [ San Diego, CA 92101 ]

RECEIVED  
OCT 23 1982

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Individual Grant Deed**

THIS FORM FURNISHED BY TICOR TITLE INSURERS

A.P. 537-690-31-54

TO 1923 CA (12-74)

ALL  
PTN.

The undersigned grantor(s) declare(s):  
Documentary transfer tax is \$23.10  
( ) computed on full value of property conveyed, or  
(X) computed on full value less value of liens and encumbrances remaining at time of sale.  
( ) Unincorporated area: (X) City of Coronado, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
DAVID DANIEL KABBAZ and VICTORIA ZAGA DANIEL, husband and wife,  
as joint tenants

hereby GRANT(S) to  
FESTIVAL FINANCIAL N.V., a Netherlands Antilles corporation

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

A fee simple interest in that portion of Lot 4 of Coronado Shores Tract No. 6641, in the City of Coronado, in the 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, and more completely described in attached rider marked "EXHIBIT A" which by this reference is made a part hereof.

Dated October 8, 1982

*David Daniel Kabbaz*  
\_\_\_\_\_  
DAVID DANIEL KABBAZ

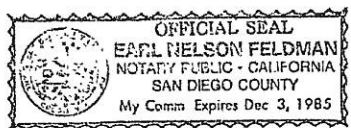
*Victoria Zaga Daniel*  
\_\_\_\_\_  
VICTORIA ZAGA DANIEL

STATE OF CALIFORNIA }  
COUNTY OF San Diego } ss.  
On October 8, 1982 before me, the under-  
signed, a Notary Public in and for said State, personally appeared

David Daniel Kabbaz and Victoria  
Zaga Daniel

\_\_\_\_\_, known to me  
to be the person s whose name s subscribed to the within  
instrument and acknowledged that they executed the same.  
WITNESS my hand and official seal.

Signature *Earl N. Feldman*  
\_\_\_\_\_



(This area for official notarial seal)

Title Order No. \_\_\_\_\_ Escrow or Loan No. \_\_\_\_\_

MAIL TAX STATEMENTS AS DIRECTED ABOVE

OFFICIAL RECORDS, SAN DIEGO COUNTY, VERA L. LYLE, RECORDER

1098

## EXHIBIT "A"

THE LAND REFERRED TO IN THIS POLICY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SAN DIEGO, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM ESTATE, IN AND TO THAT CERTIAN 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 THE PORTION OF LOT 4 OF CORONADO SHOPES TRACT NO. 6641, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED ON MAY 1, 1970 AS FILE/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 1404 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS FILE/PAGE 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/PAGE NO. 75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDDINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE/PAGE 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 1404 ON THE CONDOMINIUM PLAN RECORDED JANUARY 6, 1978 AS FILE/PAGE 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. 150 & 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.