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AUG 29, 2014 1:26 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 21.00
OC: OC

PAGES: 3



RECORDING REQUESTED BY:

2.
FB
3P

When Recorded Mail Document To:
Jose Daniel Kabbaz and Monica Daniel
1750 Avenida Del Mundo #701
Coronado, CA 92118

APN/Parcel ID(s): 537-690-30-61

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 - The documentary transfer tax is \$ 0 and is computed on: *Wholly owned*
 - the full value of the interest or property conveyed.
 - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of Coronado.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jose Daniel Kabbaz and Monica Daniel, husband and wife as joint tenants,

hereby remises, releases and quitclaims to Silver Mountain Ventures Limited

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

Dated: August 14, 2014

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Jose Daniel Kabbaz

Monica Daniel

[Handwritten signatures of Jose Daniel Kabbaz and Monica Daniel]
7.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED

(continued)

APN/Parcel ID(s): 537-690-30-61

State of Ca.

County of San Diego

On 8/15/2014 before me, Tina M. Sibley Vanderwarf, Notary Public, personally appeared Jose Daniel Kabbar and Monica Daniel, 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 Ca. that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 537-690-30-61

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. 701 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-701 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. 53 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.

MAIL TAX STATEMENTS AS DIRECTED ABOVE