

DOC # 2014-0352495



RECORDING REQUESTED BY:  
Chicago Title Company  
Order No.: 73714006405

AUG 15, 2014 4:29 PM  
OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
Ernest J. Dronenburg, Jr., COUNTY RECORDER  
FEES: 970.00  
OC: OC

When Recorded Mail Document To:  
Monica Daniel and Jose Daniel  
1750 Avenida Del Mundo #710  
Coronado, CA 92118

fb  
yp  
T1

PAGES: 4



APN/Parcel ID(s): 537-690-30-70

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$946.00 and is computed on:
    - 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, Francisco Javier Villa Roiz and Martha Elena Arias Bochelen, husband and wife as joint tenants

hereby GRANT(S) to Jose Daniel Kabbaz and Monica Daniel, husband and wife as joint tenants the following described real property in the City of Coronado, County of San Diego, State of California:

For APN/Parcel ID(s): 537-690-30-70

AN UNDIVIDED 1.1/207.6TH 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 AND MORE FULLY DESCRIBED IN THE "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

Dated: June 17, 2014

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

Francisco Javier Villa Roiz

Martha Elena Arias Bochelen

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MAIL TAX STATEMENT TO  
RETURN ADDRESS ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 537-690-30-70

State of California

County of San Diego

On 6/17/2014 before me, Mauro Alberto Tapia a notary public in and for said state, personally appeared Francisco Javier Villa Ruiz

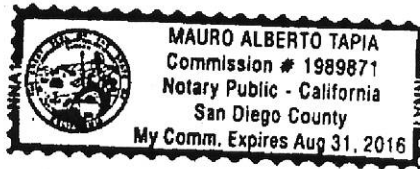
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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]  
Signature

(Seal)



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

CIVIL CODE § 1189

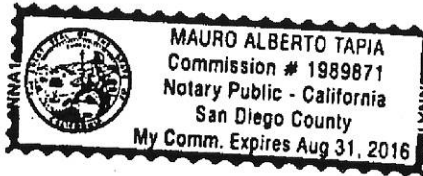
State of California,

County of San Diego }

On 6/25/2014 before me, Mauro Alberto Tapia Notary public  
Date Here Insert Name and Title of the Officer

personally appeared Marta Elena Araya Buehler  
Name(s) of Signer(s)

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: [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_ Signer's Name: \_\_\_\_\_

Corporate Officer -- Title(s): \_\_\_\_\_  Corporate Officer -- Title(s): \_\_\_\_\_

Individual  Individual

Partner --  Limited  General  Partner --  Limited  General

Attorney in Fact  Attorney in Fact

Trustee  Trustee

Guardian or Conservator  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_ Signer Is Representing: \_\_\_\_\_



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 537-690-30-70**

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A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1.1/207.6TH 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 FILE NO. 78-007400 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. 710, 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-710 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. 63 WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREA 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, AS RESERVED BY CORONADO DEVELOPMENT CO., IN DEED RECORDED MAY 21, 1973 AS FILE NO. 73-135639 OF OFFICIAL RECORDS.