

DOC # 2014-0373852



RECORDING REQUESTED BY:

*dg
3p*

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

When Recorded Mail Document To:
Jose Daniel Kabbaz and Monica Daniel
1750 Avenida Del Mundo #704
Coronado, CA 92118

PAGES: 3



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

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:

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: August 14, 2014

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

Jose Daniel Kabbaz

Monica Daniel

MAIL TAX STATEMENTS AS DIRECTED ABOVE

QUITCLAIM DEED

(continued)

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

State of Ca.

County of San Diego

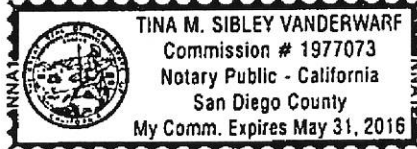
On 8/15/2014 before me, Tina M. Sibley Vanderwarf, Notary Public, personally appeared Jose Daniel Kabbaz and Monica Daniel, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ 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

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

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.