

DOC # 2012-0818045



RECORDING REQUESTED BY:
Patricio F. Pasquel Quintana

AND WHEN RECORDED MAILTO:

Patricio F. Pasquel Quintana
1720 Avenida del Mundo #108
Coronado, CA 92118

*PK
LP
IC (step)*

DEC 27, 2012 2:22 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER

FEES: 20.00
OC: 23311 OC

PAGES: 2



SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

A.P.N.: 537-693-01-08

Order No.:

Escrow No.:

QUITCLAIM DEED

DOCUMENTARY TRANSFER TAX \$ 0 (wholly owned)

..Computed on the consideration or value of property conveyed; OR

..Computed on the consideration or value less liens or encumbrances remaining at time of sale.

Signature of Declarant or Agent determining tax - Firm Name

PK

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Patricio Francisco Paquel Quintana

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to
La Sierra 108 LLC

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

A condominium comprised of an undivided 1.6/177 interest in Lot 2, Tract 6641, in the City of Coronado, County of San Diego, State of California, shown and defined as Unit 108, all of which is completely described in the Exhibit "A" attached hereto and made a part hereof.

Dated 12/27/2012

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

On 12/27/2012 before me,
THUY NGUYEN, NOTARY PUBLIC personally appeared
PATRICIO F. PASQUEL QUINTANA, 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/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Patricio Francisco Pasquel Quintana

PK

I certify under the 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.

Thuy Nguyen (Notary seal)

Signature THUY NGUYEN

Mail tax statements to: 1720 Avenida del Mundo #108, Coronado, CA 92118

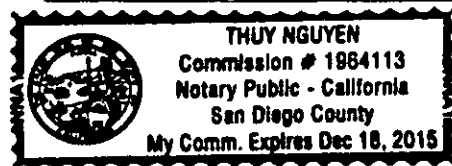


EXHIBIT A

23312

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 2 CORONADO SHORES TRACT NO. 6641, AS PER MAP RECORDED ON MAY 1, 1970 AS FILE NO. 75985, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 108 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON APRIL 16, 1971 AS FILE NO. 76227, OF OFFICIAL RECORDS OF SAID COUNTY, AND AS AMENDED BY DOCUMENT RECORDED AUGUST 29, 1972 AS FILE NO. 230686 OF OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED 1.6/177 INTEREST IN LOT 2, TRACT 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, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, EXCEPTING THEREFROM THE 135 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON APRIL 16, 1971 AS FILE NO. 76227, OF OFFICIAL RECORDS OF SAID COUNTY, AND AS AMENDED BY DOCUMENT RECORDED AUGUST 29, 1972 AS FILE NO. 230686 OF OFFICIAL RECORDS.

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 BY INSTRUMENT RECORDED AUGUST 31, 1972 AS FILE NO. 232331 OF OFFICIAL RECORDS.

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-108 ON THE CONDOMINIUM PLAN RECORDED APRIL 16, 1971 AS FILE NO. 76227, OF OFFICIAL RECORDS OF SAID COUNTY, AND AS AMENDED BY DOCUMENT RECORDED AUGUST 29, 1972 AS FILE NO. 230686 OF OFFICIAL RECORDS.

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

PARCEL 5:

AN EXCLUSIVE APPURTENANT EASEMENT FOR RESIDENTIAL USE AND PURPOSES IN AND TO THE SUNDECK DIRECTLY ADJACENT TO THE ABOVE DESCRIBED UNIT OR BALCONY, AS THE CASE MAY BE, WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES" SHOWN AS SUNDECK 108 ON THE CONDOMINIUM PLAN RECORDED ON APRIL 16, 1971 AS FILE NO. 76227 OF OFFICIAL RECORDS OF SAID COUNTY, AND AS AMENDED BY DOCUMENT RECORDED APRIL 29, 1972 AS FILE NO. 230686 OF OFFICIAL RECORDS.

A.P.N. 537-693-01-08