

DOC# 2018-0522651



Dec 20, 2018 04:17 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$484.50 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 2

Recording Requested by:
Fidelity National Title
San Diego Office

Mail Tax Statements and Recorded Document To:

Stella Velasco Chedraui
1560 Santa Carolina Road, #1
Chula Vista, CA 91913

Escrow No.: 32396-BK
Title No.: 117455-3

APN: 644-331-32-07

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 \$467.50** 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 Chula Vista

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

Maria T. Belisario, Trustee of the Maria T. Belisario Trust dated July 13, 2018

hereby GRANT(S) to

Stella Velasco Chedraui, an unmarried woman

the following described real property:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:
RESIDENTIAL CONDOMINIUM NO. 55 AS SHOWN ON THE CONDOMINIUM PLANS FOR THE DEVELOPMENT CONDOMINIUMS AND PHASE MODULES OF TOSARA AT OTAY RANCH - SET TWO RECORDED JUNE 9, 2015 AS DOCUMENT NO. 2015-295895, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLANS"), WHICH IS COMPOSED OF THE FOLLOWING PORTION OF LOT 1 OF CHULA VISTA TRACT NO. 12-02, OTAY RANCH VILLAGE 2 NORTH, NEIGHBORHOOD R-10A, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 16010, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON DECEMBER 30, 2014, AND THE FOLLOWING EASEMENTS:

PARCEL 1 (RESIDENTIAL UNIT):

THE RESIDENTIAL UNIT WITH THE SAME NUMBER AS THE RESIDENTIAL CONDOMINIUM DESCRIBED ABOVE:

EXCEPTING THEREFROM, IN FAVOR OF THE ASSOCIATION DEFINED IN THE DEED TO WHICH THIS EXHIBIT IS ATTACHED, THE RIGHT TO MAINTAIN ANY ASSOCIATION MAINTENANCE AREA SHOWN ON THE CONDOMINIUM PLANS AS ENCUMBERING THE RESIDENTIAL UNIT PURSUANT TO THE PROVISIONS OF THE DECLARATION.

PARCEL 2 (PHASE COMMON AREA):

AN APPURTENANT UNDIVIDED FRACTIONAL INTEREST AS TENANT IN COMMON IN AND TO THE PHASE COMMON AREA IN THE PHASE IN WHICH THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 1 ABOVE IS LOCATED EQUAL TO THE RECIPROCAL OF THE NUMBER OF RESIDENTIAL UNITS WITHIN THAT PHASE; THE PHASE COMMON AREA IS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLANS.

APN: 644-331-32-07

PARCEL 3 (EASEMENT OVER ASSOCIATION PROPERTY):
NON-EXCLUSIVE APPURTENANT EASEMENTS IN AND TO THE ASSOCIATION PROPERTY NOW OR
HEREAFTER OWNED BY ASSOCIATION "ASSOCIATION PROPERTY" IS DEFINED IN THE CONDOMINIUM
PLANS AND IN THE DECLARATION;

PARCEL 4 (EXCLUSIVE USE AREAS):
THE EXCLUSIVE RIGHT TO USE ANY EXCLUSIVE USE AREA SHOWN ON THE CONDOMINIUM PLANS AS
BEING APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 1 ABOVE.
EXCEPTING FROM ALL PARCELS ALL EXCEPTIONS AND RESERVATIONS OF RECORD, INCLUDING, BUT
NOT LIMITED TO, ALL RIGHTS AND EASEMENTS SET FORTH IN THE MASTER DECLARATION AND
DECLARATION, ALL OF WHICH ARE DESCRIBED IN THE DEED TO WHICH THIS EXHIBIT IS ATTACHED

Dated: December 6, 2018

Maria T. Belisario Trust dated July 13, 2018

BY: MARIA T. Belisario
Maria T. Belisario AKA Maria Talamayan Belisario
Trustee

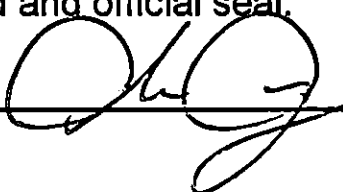
A notary public or other officer completing this certificate
verifies only the identity of the individual who signed the
document to which this certificate is attached, and not
the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego
On December 7, 2018 before me,
Clare Cobieya, Notary Public,
personally appeared
Maria Talamayan Belisario

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  (Seal)

