

DOC# 2015-0500078

RECORDING REQUESTED BY:  
Fidelity National Title Company -SD



Sep 22, 2015 03:44 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$2,826.00

PCOR: YES

PAGES: 3

AND WHEN RECORDED MAIL TO:

Mrs. Maria Elisa Budib  
1750 Avenida Del Mundo 504  
Coronado, CA 92118

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 60680-DK

Escrow No.: 03-001402-TR

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$2,805.00

[X] computed on full value of property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale.

[ ] Unincorporated area [X] City of Coronado AND

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

**Alniro Coronado, LLC, a California Limited Liability Company**

hereby GRANT(s) to:

**Maria Elisa Budib, a Married Woman, as her sole and separate property**

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

*See attached Exhibit "A"*

Also Known as: 1750 Avenida Del Mundo #504, Coronado, CA 92118

AP#: 537-690-30-44

Dated September 9, 2015

Alniro Coronado, LLC, a California Limited Liability Company

By:

*Warren Knowlton*  
Warren Knowlton, Manager

By:

*Judy Knowlton*  
Judy Knowlton, Manager

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 Maine

COUNTY OF Washington

On September 16th 2015 before me, Donna-Jean Metta

appeared Warren Knowlton and Judy Knowlton

A Notary Public personally 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.

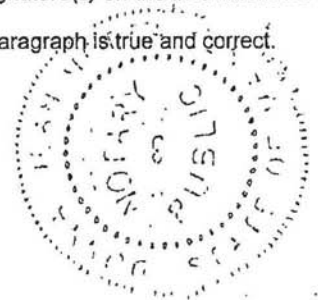
WITNESS my hand and official seal.

Signature

*Donna-Jean Metta*  
*Donna-Jean Metta*

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:



# NOTARY SEAL CERTIFICATION

(Government Code 27361.7)


I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL  
ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED  
READS AS FOLLOWS:

Name of the Notary: Donna - Jean Metta  
notary public

Commission Number: n/a Date Commission Expires: 2-22-2022

County Where Bond is Filed: Washington, Maine

Manufacturer or Vendor Number: n/a  
(Located on both sides of the notary seal border)

Signature:   
Firm Name (if applicable)

Place of Execution: San Diego Date: 9, 22, 15

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

**PARCEL 1:**

A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 4 OF CORONADO SHORES TRACT NO. 6641, IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO STATE OF CALIFORNIA, AS PER MAP RECORDED ON MAY 1, 1970 AS RECORDERS FILE NO. 1970-75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT 504 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS RECORDER'S FILE NO. 1978-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

**PARCEL 2:**

AN UNDIVIDED 1.1/207.6 INTEREST IN LOT 4 OF TRACT 6641 AS PER MAP RECORDED ON MAY 1, 1970 AS RECORDERS FILE NO. 1970-75985 IN THE OFFICE OF COUNTY RECORDER OF SAN DIEGO COUNTY, EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS RECORDER'S FILE NO. 1978-007400 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 504 ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS RECORDER'S FILE NO. 1978-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

**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. 65 AND 65T WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND FROM SAID PROPERTY, PROVIDED HOWEVER, SO 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 SAY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS.

APN: 537-690-30-44