

RECORDING REQUESTED BY:

Grantee

AND WHEN RECORDED MAIL TO:

Saul Quiroz Maties
755 N. Fox Run Pl.
Chula Vista, CA 91913

4p/p
TT

DOC# 2015-0275005



May 29, 2015 03:02 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$44.70

PCOR: YES

PAGES: 4

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN- 642-700-03-76

Grant Deed

The undersigned declares that the documentary transfer tax is \$ 18.70 consideration and is

- ☐ computed on the full value of the interest or property conveyed, or is
☒ computed on the full value less the value of liens or encumbrances remaining thereon
at the time of sale. The land, tenements or realty is located in City of Chula Vista
☐ this conveyance is exempt under the Revenue & Taxation Code as a bona fide gift.

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

MARIA DE SOCORRO VALDEZ, a single woman,

does hereby grant to

RAMON CHEDRAUI BUDIB, a married man as his sole and separate property, and
SAUL QUIROZ MATIES, a single man, as tenants in common,

the following described real property situated in the County of San Diego, State of California:

**SEE EXHIBIT "A" ATTACHED HERETO AND
INCORPORATED HEREIN BY THIS REFERENCE**

(Commonly known as 1760 East Palomar St., Unit 324, Chula Vista, CA 91913)

Dated: February 27, 2015

Maria del Socorro Valdez
MARIA DE SOCORRO VALDEZ

Parcel 4:

A non-exclusive easement for ingress and egress over the Association Property and the Common Area of all the phases of the real property described in the Declaration, which easement is appurtenant to Parcels 1 and 2 described above. This easement shall become effective as to a phase subsequent to Phase 1 upon (i) recordation of a Supplementary Declaration declaring such phase to be subject to the Declaration or recordation of a Separate Declaration of Restrictions which requires the owners of such phase to be members of the Association and (ii) conveyance of the first Condominium in the respective phase, or as more fully set forth in the Declaration. The Association Property and Common Area referred to herein as to each of such phase shall be as shown and described on the Condominium Plan covering such phase, recorded in the Office of the County Recorder of San Diego County, California, excepting therefrom any portion thereof which may be designated as an Exclusive Use Area.

Parcel 5:

An exclusive easement ("Exclusive Use Easement") over the portion of the Common Area and/or Association Property (all as defined in the Declaration and as shown in the Condominium Plan) designated as being appurtenant to the Residential Unit in the Condominium Plan.

Parcel 6:

An exclusive easement over the portion of Parcel 1 of the Map described below as shown on the Condominium Plan, which shall be and is hereby declared appurtenant to the Residential Unit described in Parcel 2 above.