

RECORDING REQUESTED BY:  
Beneficiary

AND WHEN RECORDED MAIL  
THIS DEED TO:

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

cel

DOC# 2015-0275006



May 29, 2015 03:02 PM  
OFFICIAL RECORDS  
Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$36.00

PAGES: 6

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: 642-700-03-76

**Deed of Trust**

This **DEED OF TRUST**, made this 28 day of March, 2015, between

**RAMON CHEDRAUI BUDIB**, a married man as his sole and separate property,

herein called TRUSTOR, whose address is: 1750 Avenida Del Mundo, Unit 1504,  
Coronado, CA 92118

**NORTH AMERICAN TITLE COMPANY**, a California corporation,

herein called TRUSTEE, and

**SAUL QUIROZ MATIES**, a single man,

herein called BENEFICIARY,

TRUSTOR irrevocably grants, transfers and assigns to TRUSTEE in Trust, with Power of Sale that property in the City of Chula Vista, County of San Diego, State of California, described as:

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

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

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon BENEFICIARY to collect and apply such rents, issues and profits.

The undersigned Trustor requests that a copy of any notice of default and any notice of sale hereunder be mailed to them at their address hereinbefore set forth.

A handwritten signature in black ink, consisting of a large, stylized 'R' followed by a horizontal line and a large, stylized 'B'.

RAMON CHEDRAUI BUDIB

03/28/2015

**Exhibit "A"**  
**Legal Description**

Real property in the City of Chula Vista, County of San Diego, State of California, described as follows:

**A Condominium comprised of:**

**Parcel:**

An undivided 1/48<sup>th</sup> fee simple interest as a tenant in common in and to the portion of the Common Area of Module 2 as shown on the Condominium Plan for Villagio at Lomas Verdes Phase 2, recorded in the Office of the County Recorder of San Diego County on July 31, 2003 as instrument no. 2003-0918913 and re-recorded August 18, 2004 as instrument no. 2004-0785304 and Amended, Restated and Superseded Condominium Plan recorded September 10, 2004 as instrument no. 2004-0861209 ("Condominium Plan"), reserving therefrom, non-exclusive and certain exclusive easements for the purposes described in the Condominium Plan and the declaration referenced below, including easement for access, encroachments, maintenance, support, repair and other purposes described in the Declaration. The Module described above is located within Parcel 1 of parcel map no. 19165, in the city of Chula Vista, County of San Diego, State of California, filed in the office of the County Recorder of San Diego County, February 26, 2003, as instrument no. 2003-0215822 of Official Records.

**Parcel 2:**

**Residential Unit No. 72, as shown and defined on the Condominium Plan.**

**Reserving from Parcel 2 all easements as described in the Declaration.**

**Parcel 3:**

**Non-exclusive appurtenant easement in and to the Association Property within the phase in which the residential unit described in Parcel 2 above is located, for use of the Association Property pursuant to the terms of Declaration and non-exclusive appurtenant easements in and to the Common Area within the Phase in the which the Residential Unit is situated, subject to any exclusive use areas and any other reservations set forth in the Declaration. As used in this Deed, references to "Association Property", "Residential Unit", "Phase", "Exclusive Use Areas" and any other defined terms shall have the meanings as set forth in the Declaration and the Condominium Plan.**

**Reserving therefrom the easement and other rights reserved in favor of Declarant in the Declaration for Marketing and Development including without limitation, subject to the Exclusive Use Common Areas, the right of Grantor to maintain Marketing Units in the Condominiums owned by Grantor, as well as the right of access, ingress and egress for visitors to the Sales Office and Marketing Units and the right to maintain signs or other Marketing materials within the Common Areas of the project.**