

RECORDING REQUESTED BY  
Ticor Title - San Diego Branch

DOC# 2016-0324167



Jun 29, 2016 02:40 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$352.00

PCOR: YES

PAGES: 7

MAIL TAX STATEMENT TO:

**When Recorded Mail Document To:**

Sandy Hue Nguyen  
1760 E. Palomar Street # 324  
Chula Vista, CA 91913

**Escrow No.:** 28408-MS

**Title No.:** 362291

APN: 642-700-0376

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### GRANT DEED

The undersigned grantor(s) declare(s) Documentary transfer tax is \$319.00

- ☒ computed on full value of property conveyed, or
- ☐ computed on full value less value of liens or encumbrances remaining at time of sale,
- ☒ The property is located in the of Chula Vista

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

Ramon Chedraui Budib, a married man, as his sole and separate property and Saul Quiroz Maties, a single man, as tenants in common

**hereby GRANT(S) to**

Sandy Hue Nguyen, a single woman

**the following described real property:**

LEGAL DESCRIPTION TO BE PROVIDED BY TICOR TITLE

Dated: June 7, 2016

\_\_\_\_\_  
Ramon Chedraui Budib

\_\_\_\_\_  
Saul Quiroz Maties

**THIS DOCUMENT IS EXECUTED  
IN COUNTERPART**

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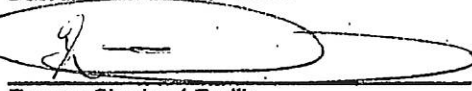
**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**  
Ramon Chedraul Budlb, a married man, as his sole and separate property and Saul Quiroz Matles, a single man, as tenants in common

**hereby GRANT(S) to**  
Sandy Hue Nguyen , a single woman

**the following described real property:**

**LEGAL DESCRIPTION TO BE PROVIDED BY TICOR TITLE**

**Dated:** June 7, 2016

  
\_\_\_\_\_  
Ramon Chedraul Budlb

THIS DOCUMENT IS EXECUTED  
IN COUNTERPART

\_\_\_\_\_  
Saul Quiroz Matles

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

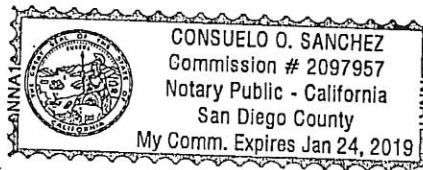
On 6-7-18 before me,  
Consuelo O. Sanchez, Notary Public,  
personally appeared Saul Duran Maties.

\_\_\_\_\_ 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 [Signature] (Seal)



APN: 642-700-0376

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~~ Florida  
County of ~~Miami~~ Dade

On June 20, 2016 before me, Olga C. Salazar,

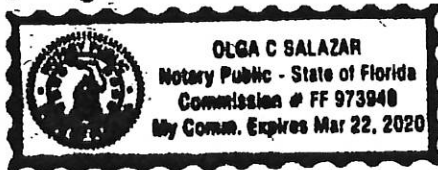
~~Notary Public~~ Notary Public,  
personally appeared personally appeared, Ramon Chedraui Budib

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~~ Florida that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Olga C Salazar (Seal)



# 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: Oleg C. Salazar

Commission Number: FF 973948 Date Commission Expires: Mar 22, 2020

County Where Bond is Filed: STATE OF FLORIDA

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

Signature: [Signature] SPL7 EXPRESS  
Firm Name (if applicable)

Place of Execution: San Diego Date: 6 / 24 / 18

## EXHIBIT "A"

### LEGAL DESCRIPTION

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

A Condominium Comprised of:

Parcel 1:

An undivided 1/48th 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"), excepting 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.

Excepting 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.

Excepting 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.

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:

PRELIMINARY REPORT  
YOUR REFERENCE:

Ticor Title Company of California  
ORDER NO.: 00362291-995-ND

**EXHIBIT A**  
(Continued)

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.

Exclusive Use Garage No(s). 35

Exclusive Use Parking Space No(s). 92.

APN: 642-700-03-76