

DOC# 2018-0206732



May 22, 2018 03:39 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$92.00 (SB2 Atkins: \$75.00)

PCOR: YES

PAGES: 2

RECORDING REQUESTED BY:

Arturo Alemany

*Mail tax statements
to 121 Broadway Suite 630
San Diego, CA 92101*

When Recorded Mail Document To:

Arturo Alemany
121 Broadway Suite 630
San Diego, CA 92101

APN: 615-152-42-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax \$0.00 *transfer to a wholly owned LLC by Arturo Alemany*

- 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 City of Coronado

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

Arturo Alemany, an unmarried man

hereby GRANT(S) to

53 Spinnaker Way, LLC

the following described real property:

Legal description attached hereto and made a part hereof.

Dated: April 2, 2018

[Signature]
Arturo Alemany

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 April 09 2018 before me,

Leticia R. Simmons, Notary Public,

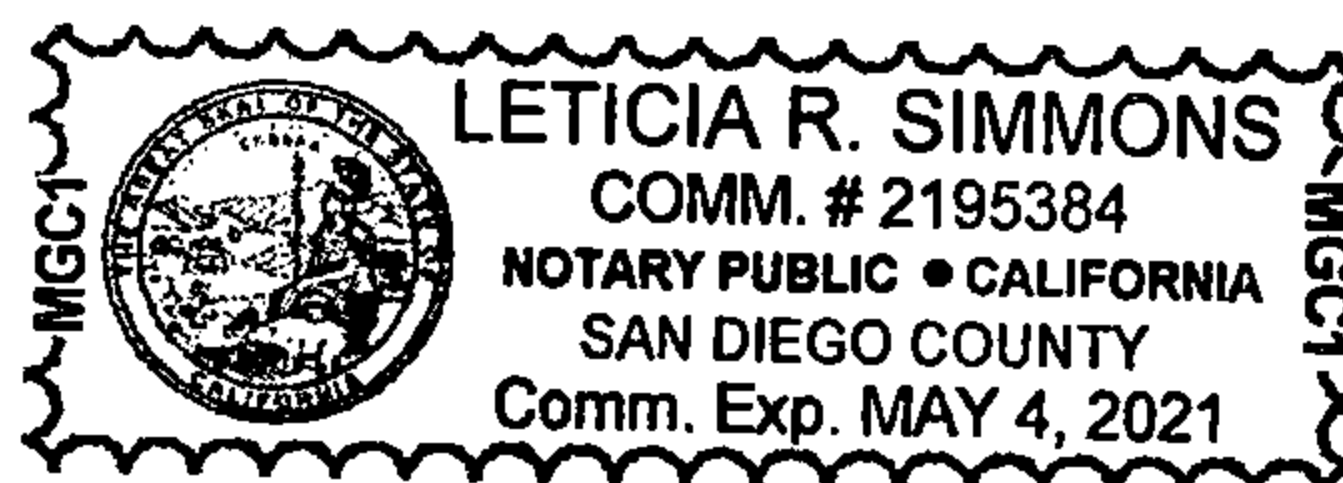
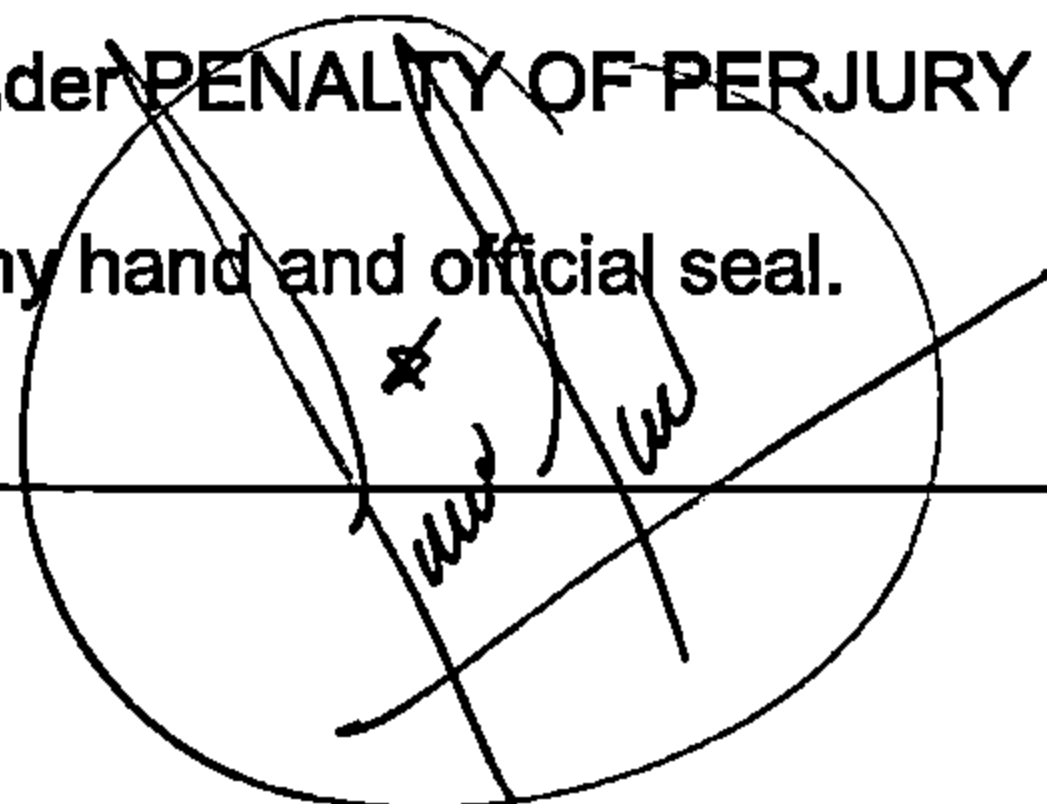
personally appeared Arturo Alemany

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)



LEGAL DESCRIPTION

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

PARCEL 1:

LOT 784 OF CORONADO CAYS FOURTEEN, ACCORDING TO MAP THEREOF NO. 9734, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JULY 29, 1980.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.

PARCEL 2:

AN EASEMENT FOR THE ENCROACHMENT OF SIDEYARD WALLS, TOGETHER WITH THE RIGHT OF ENTRY FOR REPAIR AND MAINTENANCE OF ANY BUILDING, WALL OR STRUCTURE OVER THE NORTHEASTERLY 2.00 FEET OF LOT 785 AND THE SOUTHWESTERLY 2.00 FEET OF LOT 783 OF SAID CORONADO CAYS FOURTEEN.

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