

RECORDING REQUESTED BY:

Guardian Title Company

DOC# 2019-0530610



WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Emilio Hank
53 Spinnaker Way
Coronado CA 92118

Nov 15, 2019 03:16 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$4,145.00 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 3

APN: 615-100-14-00
TITLE ORDER NO.: 4220319-00569
ESCROW NO.: 3435-JW

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$4,125.00 County**
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Comercializadora TTS Mexico S.A. de C.V.

HEREBY GRANT(S) to 1 Green Turtle LLC, dba Uno Green Turtle, a Delaware Limited Liability Company

All that real property situated in the City of Coronado, County of San Diego, State of California, described as:
Parcel 1: Lot 272, Coronado Cays Four, in the City of Coronado, County of San Diego, State of California, according to Map thereof No. 6714, filed in the office of the County Recorder of San Diego County, August 21, 1970, as more fully described in Exhibit "A" attached hereto and made a part hereof.

Commonly Known As: 1 Green Turtle Road, Coronado, CA 92118

Dated: August 15, 2019

Comercializadora TTS Mexico S.A. de C.V.

By: [Signature]
Luis Antonio Lagunas Gutierrez, Authorized Signor

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 October 16, 2019, before me, Shawn Mitchell, a Notary Public
personally appeared Luis Antonio Lagunas Gutierrez

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)



EXHIBIT "A"

PARCEL 1:

LOT 272, CORONADO CAYS FOUR, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6714, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 21, 1970.

EXCEPTING THEREFROM ALL OF THE MINERALS AND MINERAL RIGHTS IN SAID LAND, INCLUDING, WITHOUT LIMITATION, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREIN LYING AND BEING BELOW A DEPTH OF 500 FEET MEASURED VERTICALLY FROM THE SURFACE AS THE SURFACE EXISTS ON THE DATE OF THE CONVEYANCE, WITHOUT RIGHT OF SURFACE ENTRY, AS RESERVED BY THE CITY OF CORONADO, IN DEED RECORDED MAY 24, 1968 RECORDER'S FILE NO. 87450, OF OFFICIAL RECORDS.

PARCEL 2:

EASEMENT AND RIGHT OF WAY FOR THE PURPOSE OF LOCATING, CONSTRUCTING AND MAINTAINING, USING AND OPERATING THEREON, DOCKS, WHARFS, SLIPS, RAMPS, RAFTS, BEACHES, NAVIGATIONAL AIDS, PIERS, FLOATS, LANDING, DECKS (INCLUDING BUT NOT LIMITED TO PLATFORMS EXTENDING FROM ADJACENT LANDS), FOOTINGS, PILINGS AND ANCILLARY STRUCTURES FOR BULKHEADS ON ADJACENT PROPERTIES AND SIMILAR OR RELATED WHARFAGE FACILITIES IN, OVER, ACROSS, UPON AND THROUGH LOT NO. 272-W OF CORONADO CAYS WHARFAGE NUMBERS FOUR AND SIX, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6719, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON AUGUST 21, 1970.

PARCEL 3:

LOT 272-A, OF CORONADO CAYS WHARFAGE NUMBERS FOUR AND SIX, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 6719, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY AUGUST 21, 1970.

EXCEPT THEREFROM ALL DEPOSITS OF MINERALS INCLUDING OIL AND GAS IN SAID LAND, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE SUCH DEPOSITS AS RESERVED BY THE STATE OF CALIFORNIA, IN AN ACT OF LEGISLATURE APPROVED IN 1965, STATUTES OF 1965, CHAPTER 1744.

APN: 615-100-14-00

*****END OF LEGAL DESCRIPTION*****