RECORDING REQUESTED BY: Chicago Title Company

AND WHEN RECORDED MAIL TO:

Jose Daniel Kabbaz 1750 Avenida del Mundo, Unit 803 Coronado, CA 92118



AUG 12, 2010

8:00 AM

OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE 040
DAVID L. BUTLER, COUNTY RECORDER

1256.50 OC:

PAGES:



OC

	4 1401)) BANI BANI BANI BANI BANI BANI BANI BANI
Title Order No.: 73710006379	Escrow No.: 09076-T
OIVAN	
THE UNDERSIGNED GRANTOR(S) DECLARE(S)	NSFER TAX is \$1,226.50
[X] computed on full value of property conveyed, or	1101 EN 1700 10 91,220.00
[ ] computed on full value less value of liens or encumb [ ] Unincorporated area [X] City of Coronado AND	rances remaining at time of sale.
FOR A VALUABLE CONSIDERATION, receipt of which	is hereby acknowledged,
Barbara J. Mecklin, Successor Trustee of Trust "A" Robert and Betty Meckelin Trust established Octobe	(Survivor's Trust) and Trust "D" emanating from the er 27, 1993,
hereby GRANT(s) to:	
MODAN INTERNATIONAL, INC., a B.V.I. Bus	iness Company
the real property in the City of Coronado, County of San LEGAL DESCRIPTION ATTACHED HERETO AS EXHI Also Known as: 1750 Avenida del Mundo, Unit 803, Co. AP#: 5376903103	IBIT "A" AND MADE A PART HEREOF
DATED July 20, 2010 STATE OF 1 Tinge Sofo	Carey Anne Hogenson
COUNTY OF Loke	Barbara J. Mecklin, Successor Trustee of Trust "A"
On John 30 3010 before me.	(Survivor's Trust) and Trust "D" emanating from the
A Notary Public in and for said State personally appeared	Robert and Betty Meckelin Trust established October
Cores Hereses	27, 1993
Barbara J. Mecklin	V XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
who proved to me on the basis of satisfactory evidence to be	BY:
the person(s) whose name(s) is/are subscribed to the within	Barbara J. Mecklin/Successor Trustee
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.	CALLER TO U.T. A. S. A.
I certify under PENALTY OF PERJURY under the laws of the State	CAREY ANNE HOGENSON
of California that the foregoing paragraph is true and correct.  WITNESS my hand and official seal.	NOTARY PUBLIC - MINNESOTA
TTTTLEGG My mand and official seal.	My Comm. Exp. Jan. 31, 2012
/ / //	MATTER STATE OF THE STATE OF TH

(Seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

	00000 20		
San	Di	~~	-
San	111	=u	U

Place of Execution

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

Date 8-12

Signature of Declarant

P SHIREY Chicago Title
Type of Print Name

## **ACKNOWLEDGMENT**

State of Califor	1111	nėsota		١			
On July 2	2, 2002	bef	ore me	Carey	Anne ert nam	Hogenson,	notary public
subscribed to t	me on the t the within in uthorized ca	pasis of satist strument and pacity(ies), a	factory I ackno nd that	evidence wledged by his/he	to me th r/their s	at he/she/they ignature(s) on	nose name(s) is/are executed the same in the instrument the instrument.
I certify under to paragraph is tr			' under	the laws	of the S	State of Californ	nia that the foregoing
WITNESS my	hand and of	ficial seal.					
Signature							

## 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: Carey Anne Hogenson
Commission Number: Date Commission Expires:_1-31-2012
County Where Bond is Filed: Minnesct
Manufacturer or Vendor Number:  (Located on both sides of the notary seal border)  Signature:  P. SHIPEY Firm Name: (if applicable) CHICAGO TITLE
P. SHIREY Firm Name (if applicable) CHICAGO TITLE
Place of Execution: San Diego. CA Date: 8-12-10

# **EXHIBIT "A"**Legal Description

20921 20001171

Order No.: 73710006379

For APN/Parcel ID(s): 537-690-31-03

A CONDOMINIUM ESTATE, IN AND TO THAT CERTAIN REAL PROPERTY SITUATED IN THE CITY OF CORONADO, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

#### PARCEL 1:

A FEE SIMPLE INTEREST IN THAT PORTION OF LOT 4, OF CORONADO SHORES, TRACT NO. 6641, IN THE CITY OF CORONADO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS PER MAP RECORDED ON MAY 1, 1970, AS FILE NO. 75985 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, SHOWN AND DEFINED AS UNIT NO. 803 ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978 AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

#### PARCEL 2:

AN UNDIVIDED 1.5/207.6 INTEREST IN LOT 4, MAP NO. 6641, AS PER MAP RECORDED MAY 1, 1970, AS FILE NO. 75985 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

EXCEPTING THEREFROM THE 149 UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978, AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

#### PARCEL 3:

AN EXCLUSIVE APPURTENANT EASEMENT FOR RESIDENTIAL USE AND PURPOSES IN AND TO THE BALCONY DIRECTLY ADJACENT TO THE ABOVE DESCRIBED UNIT WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES", SHOWN AS B-803 ON THE CONDOMINIUM PLAN RECORDED ON JANUARY 6, 1978, AS FILE NO. 78-007400 OF OFFICIAL RECORDS OF SAID COUNTY.

#### PARCEL 4:

THE RIGHT TO USE AND OCCUPY, AT ALL TIMES, THE AUTOMOBILE PARKING SPACES LOCATED WITHIN THE BUILDING IN WHICH THE ABOVE DESCRIBED UNIT IS LOCATED, DESCRIBED AND DESIGNATED ON THE CONDOMINIUM PLAN AS PARKING SPACE NO. WHICH SHALL BE DEEMED TO BE A PART OF THE "RESTRICTED COMMON AREAS AND FACILITIES".

EXCEPTING THEREFROM ALL GAS, OIL AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS IN AND FROM SAID PROPERTY, PROVIDED, HOWEVER, NO RIGHT IS RESERVED TO THE GRANTOR, THEIR SUCCESSORS AND ASSIGNS TO ENTER ON OR FROM THE SURFACE OF SAID PROPERTY; THE RIGHT TO ENTER THE SUBSURFACE OF SAID PROPERTY, WHICH IS ALSO RESERVED, SHALL BE AT ANY POINT BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF - MEASURED VERTICALLY FROM THE SURFACE

Exhibit Page - Commitment Legal SSCORPD0286.doc / Updated: 06.08.10

Printed: 08.10.10 @ 04:09PM ----73710006379

### **EXHIBIT "A"**

Legal Description (continued)

THEREOF - IN ORDER TO TAKE FROM SAID PROPERTY AND REDUCE TO THEIR POSSESSION ANY OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND ALL OTHER MINERALS.