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RECORDING REQUESTED BY
First American Title Co.
AND WHEN RECORDED MAIL TO:
SGAK Properties LLC
P.O. Box 675700
Rancho Santa Fe, CA
92067

11453

DOC # 2003-0233605

MAR 03, 2003 12:41 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER

FEES: 13.00
OC: OC

TAX: N.D.

APN: 304-630-01-00
Escrow No: 01200576-102-PH4
Title No: 795029-4



Space above this line for Recorder's use

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ NON DISCLOSURE
computed on full value of property conveyed,
City of San Diego, AND

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

Richard Doan and Kelly Doan, husband and wife and Robert Sarver and Penny Sarver, husband and wife

hereby GRANT(S) to

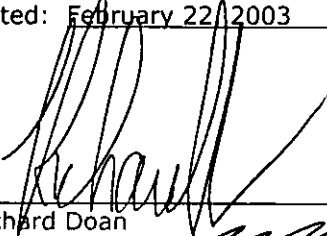
SGAK Properties LLC


All that certain real property situated in the County of San Diego, State of California, described as follows:


SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE

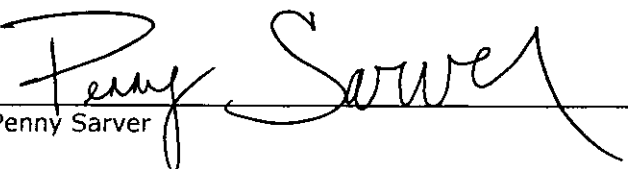
Commonly known as: 14183 Caminito Pacifica Trail, San Diego, CA 92130

Dated: February 22, 2003


Richard Doan


Kelly Doan


Robert Sarver


Penny Sarver

7/10/03

11454

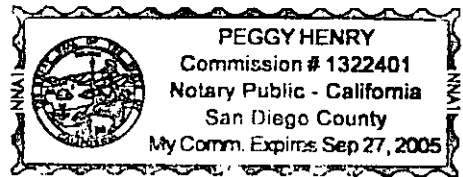
STATE OF CALIFORNIA
COUNTY OF San Diego

} SS:

On February 24, 2003 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Richard Doan and Kelly Doan**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names 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.

WITNESS my hand and official seal.

Peggy Henry
Signature of Notary Public



(This area for official notarial seal)

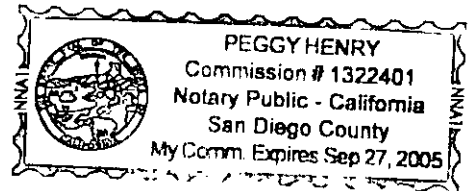
STATE OF CALIFORNIA
COUNTY OF San Diego

} SS:

On February 27, 2003 before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Robert Sarver and Penny Sarver**, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose names 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.

WITNESS my hand and official seal.

Peggy Henry
Signature of Notary Public



(This area for official notarial seal)

11455

EXHIBIT "A"

LEGAL DESCRIPTION

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

Parcel 1:

Lot 1 of Del Mar Highlands Estates, in the City of San Diego, County of San Diego, State of California, according to map thereof no. 13818, filed in the office of the County Recorder of San Diego County, July 2, 1999.

Excepting therefrom, until December 31, 2044, as a mineral interest and not as a royalty interest, all of the minerals of every kind, including, but not limited to, all oil, gas, hydrocarbons and associated substances in, under or that may be extracted, produced and saved from said real property but without the right of entry to the surface of said real property or the top 500 feet of the subsurface of said real property for the purposes of exploring for, developing and removing such materials.

Parcel 2:

A non-exclusive easement for ingress and egress over the private drives, street and common area of the above-referenced tract map, as provided for in and subject to that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions and Grant of Easements for Rancho Pacifica Homeowners Association recorded February 11, 2000 as document no. 2000-0073953 of Official Records, in the office of the County Recorder of San Diego County, California.

APN: 304-630-01-00