

RECORDING REQUESTED BY:
ALLIANCE TITLE

DOC # 2007-0652911



OCT 10, 2007 8:00 AM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 368.50
OC: INC

PAGES: 3

2048



2007-0652911

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

- unincorporated area
- THE city of San Diego

- Documentary Transfer Tax is \$335.50
- computed on full value of interest or property conveyed, or
- full value less value of liens or encumbrances remaining at the time of sale

Parcel No. 427-082-12

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kearny Mesa Townhomes, LLC a California Limited Liability Company
hereby GRANT(s) to

Adrianus William Schabbing, a married man as his sole and separate property
the following real property in the City of San Diego County of San Diego, State of California:

Legal Description attached hereto as Exhibit "A"

Dated: October 3, 2007

Kearny Mesa Townhomes, LLC a California Limited Liability Company

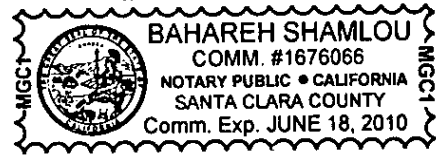
James McConville
James McConville, Authorized Signor

STATE OF CALIFORNIA }
COUNTY OF Alameda } ss:

On Oct 3 2007, before me,
Bahareh Shamlou
a Notary Public in and for said County and State, personally appeared

James McConville

FOR NOTARY SEAL OR STAMP



~~Personally known to me~~ (or 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.

WITNESS my hand and official seal.

Signature *[Handwritten Signature]*

Mail tax statement to
the address listed above

2049

EXHIBIT "A"

LEGAL DESCRIPTION

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED ONE-FORTYSECOND (1/42ND) FRACTIONAL INTEREST AS TENANT-IN-COMMON IN AND TO:

LOT 1 OF KEARNY MESA TOWNHOMES IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 15420 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON SEPTEMBER 1, 2006 AS FILE NO. 2006-0627570 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM LIVING UNITS 1 THROUGH 42, INCLUSIVE, AS SHOWN AND DEFINED IN THAT CERTAIN CONDOMINIUM PLAN ENTITLED KEARNY MESA TOWNHOMES CONDOMINIUM PLAN ("PLAN") RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON OCTOBER 17, 2006 AS FILE NO. 2006-0735806 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, HEREINAFTER THE "CONDOMINIUM PLAN".

ALSO EXCEPTING THEREFROM THE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS "EXCLUSIVE USE COMMON AREAS" AS DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR "KEARNY MESA TOWNHOMES", RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA ON OCTOBER 17, 2006 AS FILE NO. 2006-0735807 OF OFFICIAL RECORDS, AND ANY AMENDMENTS THERETO, HEREINAFTER THE "DECLARATION".

PARCEL 2:

LIVING UNIT 16, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF PARCEL 1 ABOVE WHICH ARE DESCRIBED IN THE DECLARATION AND SHOWN ON THE CONDOMINIUM PLAN AS "EXCLUSIVE USE COMMON AREAS", BEARING THE SAME NUMERICAL DESIGNATION AS THE LIVING UNIT DESCRIBED IN PARCEL 2 ABOVE, WHICH SHALL BE APPURTENANT TO PARCEL 2 DESCRIBED ABOVE.

PARCEL 4:

THE EXCLUSIVE RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIONS OF PARCEL 1 DESCRIBED ABOVE AND DESIGNATED ON THE CONDOMINIUM PLAN AS:

C-TO BE DETERMINED

CONSISTING OF CARPORT (PARKING SPACE) EXCLUSIVE USE COMMON AREA AS DEFINED AND DESCRIBED IN THAT CERTAIN DECLARATION DESCRIBED ABOVE AND SUBJECT TO THE LIMITATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS ALSO DESCRIBED IN SAID DECLARATION.

THE FOREGOING CARPORT EXCLUSIVE USE COMMON AREA ASSIGNMENT, AS AN APPURTENANCE TO

PARCEL 2, SHALL SUPERSEDE AND TAKE PRECEDENCE OVER ANY ASSIGNMENT OR CONVEYANCE OF THE SAME THAT MAY BE IDENTIFIED AND PREVIOUSLY ASSIGNED TO THE CONDOMINIUM UNIT DESCRIBED IN PARCEL 1 ABOVE IN THE CONDOMINIUM PLAN.

2050

UPON CONVEYANCE OF THE LAST UNIT IN THE PROJECT, DECLARANT'S RESERVATION OF RIGHTS AS TO ANY CARPORT EXCLUSIVE USE COMMON AREA THAT REMAINS UNASSIGNED BY DECLARANT IN ACCORDANCE WITH THIS SECTION, SHALL TERMINATE AND THEREAFTER, THE CONTROL OF ASSIGNMENT AND USE OF ANY SUCH UNASSIGNED CARPORT(S) SHALL REVERT TO THE ASSOCIATION AS "COMMON AREA".

APN: 427-082-12