

Recorded at the request of
LandAmerica Developer Services
Subdivision Department

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RECORDING REQUESTED BY
LE Closing
AND WHEN RECORDED MAIL TO:
VERONICA L. PADILLA
38623 Cherry Lane, #135
FREMONT, CALIFORNIA 94536

ORDER NO.: 00002646-001-LR

4610802-50

14317

DOC # 2006-0891413



DEC 15, 2006 3:23 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 406.50
OC: OC
PAGES: 4



2006-0891413

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 \$390.50

- 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 WDP

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Kearny Mesa Townhomes, LLC, a California limited liability company
hereby GRANT(S) to

Veronica L. Padilla, a married woman as her sole and separate property
the following real property in the City of San Diego County of San Diego, State of California:

Dated: November 29, 2006

Kearny Mesa Townhomes, LLC, a California limited liability company

Nicole McConville
Nicole McConville, Manager

STATE OF CALIFORNIA }
COUNTY OF Alameda } SS:

On Nov. 29, 2006, before me,
Bahareh Shamlou
a Notary Public in and for said County and State, personally appeared
Nicole 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 [Signature]



EXHIBIT "A"

All that certain real property situated in the 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 25, 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 – NONE

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.

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".

Assessor's Parcel Number: **427-082-12**

PARCEL 5:

One Class A membership in KEARNY MESA TOWNHOMES HOMEOWNERS ASSOCIATION, a California nonprofit mutual benefit corporation, hereinafter called the "Association."

Grantees in accepting this deed and the conveyance hereunder do hereby agree, jointly and severally, for the benefit of Grantor and for the benefit of the Association and each and every one of the other members of said Association, that Grantees will promptly, fully and faithfully comply with and conform to the Declaration described below, the Articles of Incorporation and Bylaws of the Association and the Rules and Regulations from time to time prescribed thereunder by the Board of Directors of said Association or its officers and, in particular, Grantees do hereby agree, jointly and severally, promptly to pay in full any dues, fees or assessments levied by said Association on the membership conveyed hereby. Grantees do hereby grant to the Association a lien against Grantees' interest in the above-described property to secure the full and faithful performance by Grantees, and each of them, of the obligations to pay such dues, fees and assessments, and in the event of the non-payment or default by Grantees, the interest of Grantees may be foreclosed by said Association, as provided in the Bylaws of the Association and the Declaration.

The obligations of Grantees herein set forth shall be covenants running with the above-described property it being understood that said membership in the Association and the obligations thereof will automatically pass to Grantees' successors in title in the above-described property, whether such successors acquire title by foreclosure or otherwise, and shall be binding upon the Grantees above named, their heirs, devisees, executors, administrators, successors and assigns, provided that Grantees and their said successors in title shall be bound by the foregoing covenants only as long as they, respectively, own title to the above-described property.

THIS DEED IS MADE AND ACCEPTED AND SUBJECT TO: the terms, conditions, provisions, easements, covenants and restrictions set forth in that certain DECLARATION OF RESTRICTIONS FOR "KEARNY MESA TOWNHOMES," recorded on October 17, 2006, as Document No. 2006-0735807, recorded in the Office of the San Diego County Recorder, State of California, all of which are incorporated herein and hereby made a part by reference as though fully set forth herein.

This Deed is further made and accept subject to:

- (a) Real property taxes and assessments not delinquent.
- (b) All other covenants, conditions, restrictions, limitations, reservations, grants of easements, rights, rights of way, liens, charges, equitable servitude and other matters of record on the date hereof.

KEARNY MESA TOWNHOMES
SAMPLE GRANT DEED