

2644

DOC # 2007-0611080

RECORDING REQUESTED BY:
Alliance Title 11517058DPB
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:
Graciela Vasquez
37968 Canyon Heights Drive
Fremont, CA 94563



SEP 18, 2007 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 315.50
OC: OC

PAGES: 3



2007-0611080

ORDER NO. -22106
ESCROW NO. 1554-22106
APN. 427-082-12

427-082-12

SPACE A1

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is: \$302.50

CITY TAX

- Monument Preservation Fee is:
- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area: City of San Diego, and

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

hereby GRANT(S) to
Graciela Vasquez, an unmarried woman

the following described real property in the County of San Diego, State of California: *see exhibit A*

DATE: September 12, 2007

Kearny Mesa Townhomes, LLC, a California
Limited Liability Company

By: *Paul Giffin*
Paul Giffin, Director

STATE OF CALIFORNIA

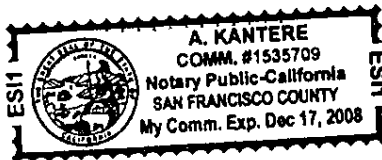
COUNTY OF California

On 9/12/2007 before me, A. Kantere
Notary Public (here insert name and title of the officer)
personally appeared Paul Giffin

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.

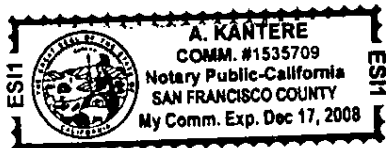
WITNESS my hand and seal.

Signature *[Handwritten Signature]*



(Seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE



2645

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 12, 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-53

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.

3

2646

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".

-APN: 427-082-12