

RECORDING REQUESTED BY:

Stewart Title of California, Inc.

**AND WHEN RECORDED, MAIL THIS
AND TAX STATEMENTS TO:**

Michael Hernandez
3206 Baumberg Avenue
Hayward, Ca 94545

DOC # 2008-0169386



APR 01, 2008 3:23 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 391.70
OC: OC

PAGES: 5

22138



Handwritten initials

Title Order No. 81114-79

Escrow No.: 2905-79691

GRANT DEED

APN# *** 226-210-85-03

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$370.70

- 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 Escondido

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

North Coastal, LLC, a California limited liability company

Hereby GRANT(S) TO:

Michael Hernandez a single man

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

A CONDOMINIUM COMPOSED OF THE FOLLOWING:

PARCEL 1:

An undivided one-one hundred twelfth (1/112th) interest as tenant-in-common in and to the following described real property:

Lot 1 of Escondido Tract No. 387, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 10009, filed in the Office of the County Recorder of San Diego County, February 24, 1981, as more fully described on the Exhibit "A" attached hereto and made a part hereof.

Also known as: 1451 North Broadway #D, Escondido, CA

DATED: 3/25/08

**North Coastal, LLC,
a California limited liability company**

By
Robert M. Chemaly, Managing Member

22139

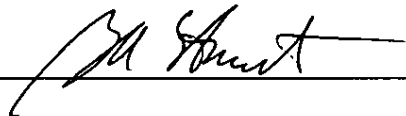
STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO }

On March 25, 2008, before me,
Barbara A. Stuart NOTARY PUBLIC

a Notary Public, personally appeared Robert M. Chemaly, who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: 

(NOTARIAL STAMP OR SEAL)

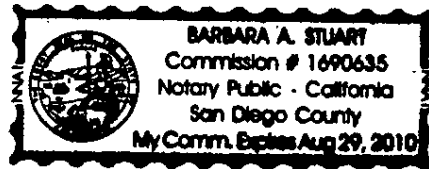


EXHIBIT "A"
LEGAL DESCRIPTION

ORDER NO.: 81114-79
ESCROW NO.: 79691

The land referred to herein is situated in the State of California County of San Diego, City of Escondido, and described as follows:

A Condominium composed of:

Parcel 1:

An undivided one-one hundred twelfth (1/112) interest as tenant-in-common in and to the following described real property:

Lot 1 of Escondido Tract No. 387, in the City of Escondido, county of San Diego, State of California, according to Map thereof No. 10009, filed in the Office of the County Recorder of San Diego county, February 24, 1981.

EXCEPTING THEREFROM THE FOLLOWING:

All living units shown upon Green Tree Condominium Plan recorded April 9, 1981 as File No.81-109023, as amended by Second Amendment to Condominium Plan recorded October 23, 1986 as File No. 86-480726, as amended by Three Amendment to Condominium Plan recorded November 18, 2005 as File No. 2005-1002788, as amended by Fourth Amendment to Condominium Plan recorded December 20, 2005 as File No. 2005-1086977 and as amended by Fifth Amendment to Condominium Plan recorded August 10, 2006 as File No. 2006-0569475 in the Official Records, San Diego County, California ("Condominium Plan").

The exclusive right to possession of those designated areas as Exclusive Use Common Area Balcony, Terrace, Garage, Yard and Parking Space as shown upon the Condominium Plan referred to hereinabove and which are conveyed by Grantor to the purchaser of any Living Unit.

Parcel 2:

Living Unit 79, as shown on the Condominium Plan referred to hereinabove.

Parcel 3:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Balcony, Terrace, Garage and Yard, if applicable, as appurtenant to Parcels 1 and 2 above described and bearing the same number designation as the Living Unit referred to in Parcel 2 above.

Parcel 4:

The exclusive right to the use, possession and occupancy of those portions of the real property referred to in Parcel 1 above, designated as Exclusive Use Common Area Parking Space P-187, as appurtenant to Parcels 1 and 2 above described.

Parcel 5:

One Class A Membership in the 1401-1463 North Broadway Maintenance Corporation, herein called the "Association".

GRANTEE IN ACCEPTING THIS GRANT DEED AND THE CONVEYANCE HEREUNDER, DOES HEREBY AGREE, JOINTLY AND SEVERALLY, FOR THE BENEFIT OF THE ASSOCIATION AND EACH AND EVERY ONE FO THE OTHER MEMBERS OF THE ASSOCIATION, THAT GRANTEE WILL PROMPTLY, FULLY AND FAITHFULLY COMPLY WITH AND CONFORM TO THE DECLARATION AND 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 THEIR OFFICERS, AND IN PARTICULAR, GRANTEE DOES HEREBY AGREE, JOINTLY AND SEVERALLY, PROMPTLY TO PAY IN FULL ANY DUES, FEES OR ASSESSMENTS LEVIED BY THE ASSOCIATION OF THE MEMBERSHIP CONVEYED HEREBY.

THE OBLIGATIONS OF GRANTEES HEREIN SET FORTH SHALL BE COVENANTS RUNNING WITH THE ABOVE-DESCRIBED PROPERTY IT BEING UNDERSTOOD THAT SAID MEMBERSHIP IN THE ASSOCIATIN AND THE OBLIGATIONS THEREOF WILL AUTOMATICALLY PASS TO GRANTEE'S SUCCESSORS IN TITLE IN THE ABOVE-DESCRIBED PROEPRTY, WHETHER SUCH SUCCESSORS ACQUIRE TITLE BY FORECLOSURE

OR OTHERWISE, AND SHALL BE BINDING UPON THE GRANTEE ABOVE NAMED, THEIR HEIRS, DEVISEES, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS, PROVIDED THAT GRANTEE 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 UPON THE EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS SET FORTH IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR "SOMMERSET WOODS" RECORDED NOVEMBER 18, 2005 AS DOCUMENT NO. 2005-1002790 IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND ANY AMENDMENTS THERETO WHICH BY REFERENCE AND INCORPORATED HEREIN AND HEREBY MADE A PART HEREOF BY REFERENCE AS THOUGH FULLY SET FORTH HEREIN.