

AUG 24, 2007 2:56 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 335.50
OC: INC
PAGES: 3



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

Yolanda Posadas
37968 Canyon Heights Drive
Fremont, CA 94563

427-082-12-11

Handwritten initials: K, P, O, H

ORDER NO. 1157049
ESCROW NO.
APN. 427-082-12

SPACE!

GRANT DEED

2007-0565144

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

Yolanda Posadas, a married woman as her sole and separate property

the following described real property in the City of San Diego, County of San Diego, State of California:

as Exhibit "A"

DATE: August 17, 2007

Kearny Mesa Townhomes, LLC

STATE OF CALIFORNIA

COUNTY OF Alameda

By:

Paul Giffin, Director

On 8/17/07 before me, K. Hart, Notary Public
(here insert name and title of the officer)
personally appeared Paul Giffin

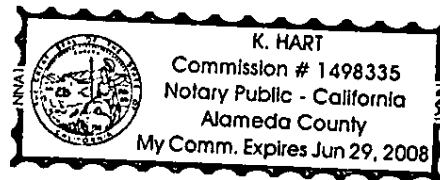
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s), whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

Handwritten signature of K. Hart

(Seal)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

9311

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 11, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE, POSSESSION AND OCCUPANCY OF THOSE PORTIANS 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.

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. 3

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