



RECORDING REQUESTED BY:
Stewart Title of California, Inc.

AND WHEN RECORDED MAIL TO:

Mr. Robert M. Chemaly
Premier Coastal Development
1010 Turquoise Street, Suite 200
San Diego, CA 92109

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3p
TT

AUG 31, 2006 4:59 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 368.30
OC: OC
PAGES: 3

31877



APN-226-210-84-20

2006-0624628

Title Order No.: 09-0270845

Escrow No.: 004515-LG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$355.30

- 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 AND

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

Broadway Coastal, LLC, a California Limited Liability Company

hereby GRANT(s) to:

Robert M. Chemaly, a Married Man, as his sole and separate property

the real property in the City of Escondido, County of San Diego, State of California, described as:
Living Unit No. 20 of Green Tree Condominium Plan (Complete legal description to be provided in Preliminary
Title Report) Complete legal description attached hereto and made a part hereof.
Also Known as: 1425-D North Broadway, Escondido, CA 92026
AP#: 226-210-83-00

DATED July 27, 2006
STATE OF CALIFORNIA
COUNTY OF San Diego
On 7-31-2006
Before me, Candice L. Meyers
A Notary Public in and for said State, personally appeared

Broadway Coastal, LLC,, a California Limited Liability Company

BY: [Signature]
Eric Gregory,
Authorized Signer

Eric Gregory

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 Candice L. Meyers

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE:

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF San Diego AND IS 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:

(A) 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, AND AS AMENDED BY THREE AMENDMENT TO CONDOMINIUM PLAN RECORDED NOVEMBER 18, 2005 AS FILE NO. 2005-1002788 AND AS AMENDED BY FOURTH AMENDMENT TO CONDOMINIUM PLAN RECORDED DECEMBER 20, 2005 AS FILE NO. 2005-1086977 IN THE OFFICIAL RECORDS, SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLAN").

(B) 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 20 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-223 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 OF 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 ON 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 ASSOCIATION AND THE OBLIGATIONS THEREOF WILL AUTOMATICALLY PASS TO GRANTEE'S SUCCESSORS IN TITLE IN THE ABOVE-DESCRIBED PROPERTY, 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 ON NOVEMBER 18, 2005 AS DOCUMENT NO. 2005-1002790 IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA, AND ANY AMENDMENTS THERETO; WHICH BY REFERENCE ARE INCORPORATED HEREIN AND HEREBY MADE A PART HEREOF BY REFERENCE AS THOUGH FULLY SET FORTH HEREIN.