

DOC# 2022-0319453



Aug 05, 2022 02:38 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$432.50 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

**RECORDING REQUESTED BY:**

Chicago Title Company

**Escrow No.:** 00914131-016-LV

**Title No.:** 73722006068-PM

**WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:**

Meritage Investment Partners, L.P.

P.O. Box 27513

San Diego, CA 92198

APN: 229-210-17-00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 412.50 CITY TAX \$ 0.00

- computed on full value of interest or property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area  City of Escondido, and

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

**Bakersfield, LLC, a California Limited Liability Company**

hereby GRANT(s) to

**Meritage Investment Partners, L.P., a California Limited Partnership**

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

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Document Date: July 29, 2022

GRANTOR(s)

Bakersfield, LLC, a California Limited Liability Company

*[Handwritten signature]*

Richard Eisendrath, Manager  
Eisendrath

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Diego )

SS: Brandon Garva

On August 3, 2022 before me, ~~Brandon Garva~~

a Notary Public, personally appeared ~~Richard Eisendrath~~ Richard Eisendrath

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 *[Handwritten Signature]* (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 229-210-17-00**

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LOT 20 IN THE CITY OF ESCONDIDO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA,  
ACCORDING TO MAP THEREOF NO. 1813, FILED IN THE OFFICE OF THE COUNTY RECORDER OF  
SAN DIEGO COUNTY.