

DOC# 2022-0258608



Jun 22, 2022 02:27 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$1,734.35 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

Recording Requested By
Chicago Title Company

When Recorded Mail to
And Mail Tax Statements To
Joseph Battaglia and Nomi Battaglia
1522 South Orange Avenue
El Cajon, CA 92020

APN: 492-590-21-00
Escrow Number: EEEEC-11945-KB
Title Number: 73722004517-PM

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer \$1,714.35 City Tax is _____

Computed on the full value of the interest of property

Computed on the full value less value of liens or encumbrances remaining at time of sale

Unincorporated City of El Cajon

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jose A. Valdez and Mildred S. Valdez, husband and wife, as community property**

hereby **GRANT(S)** to **Joseph Battaglia and Nomi Battaglia, husband and wife, as joint tenants**

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

SEE LEGAL DESCRIPTION EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known as: 1522 South Orange Avenue, El Cajon, CA 92020

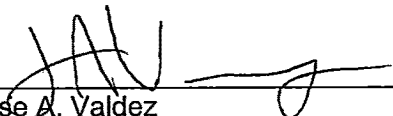
Signature Page Attached Hereto and Made a part Hereof

MAIL TAX STATEMENTS AS DIRECTED ABOVE

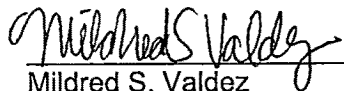
SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: June 6, 2022



Jose A. Valdez



Mildred S. Valdez

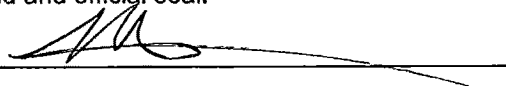
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

On June 8, 2022, before me, M. Valdez, a Notary Public personally appeared Jose A. Valdez and Mildred S. Valdez 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  (SEAL)

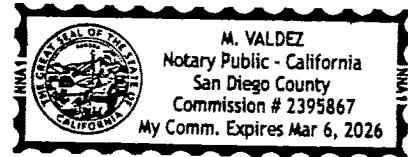


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 492-590-21-00

PARCEL 1:

LOT 4 OF TYNDALL HILL, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1982.

PARCEL 2:

AN EASEMENT FOR ACCESS ROAD PURPOSES OVER, ALONG AND ACROSS THAT PORTION OF LOT 5 OF TYNDALL HILL, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1982, DESIGNATED AS "30 FOOT PRIVATE ACCESS ROAD FOR THE BENEFIT OF LOTS 1 THROUGH 4 AND LOT 7" ON SAID MAP.

PARCEL 3:

AN EASEMENT FOR SEWER PURPOSES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THAT PORTION OF LOTS 5 AND 6 OF TYNDALL HILL, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1982, DESIGNATED AS "10 FOOT PRIVATE SEWER EASEMENT FOR THE BENEFIT OF LOT 4" ON SAID MAP.

PARCEL 4:

AN EASEMENT FOR WATER LINE PURPOSES AND APPURTENANCES THERETO OVER, UNDER, ALONG AND ACROSS THAT PORTION OF LOT 5 OF TYNDALL HILL, IN THE CITY OF EL CAJON, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10531, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DECEMBER 3, 1982, DESIGNATED AS "10 FOOT PRIVATE WATER LINE EASEMENT FOR THE BENEFIT OF LOT 4" ON SAID MAP.