

RECORDING REQUESTED BY:  
Chicago Title Company

**Mail Tax Statements and Recorded**

**Document To:**

Roberta Alduenda  
707 68th St.  
San Diego, CA 92114

Escrow No.: 41822-RR  
Title No.: 73722003699-PM

APN: 596-040-32-00

DOC# 2022-0258762



Jun 22, 2022 03:16 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,  
SAN DIEGO COUNTY RECORDER  
FEES: \$786.00 (SB2 Atkins: \$0.00)  
PCOR: YES

PAGES: 2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$759.00** and is computed on:
  - the full value of the interest or property conveyed.
  - the full value less the liens or encumbrances remaining thereon at the time of sale.
- The property is located in the City of Jamul

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

Aaron B. Leavitt, a married man, as his sole and separate property

**hereby GRANT(S) to**

Roberta Alduenda, a single woman

**the following described real property:**

That portion of the West half of Lot 3 in Section 5, Township 17 South, Range 1 East, San Bernardino Meridian, in the County of San Diego, State of California, according to office Plat thereof, described as follows:

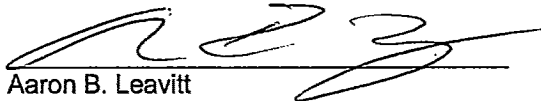
Beginning at the Northeast corner of said West half of Lot 3; thence along the East line of said West half South 2°42'30" East 433.64 feet to the center line of the County road, as described in deed to the County of San Diego, Recorded May 20, 1929, in Book 1619, Page 401 of deeds, and shown on Map of the re-location of the County Highway Commission, Route 16, Division 2, on file in the Office of the County Surveyor of said County; thence along said center line North 67°58' West 183.53 feet to the beginning of a tangent 1000.00 foot radius curve concave Southwesterly; thence Northwesterly along said curve 136.02 feet through an angel of 7°47'37" to the Southeast corner of the land described in deed to A.E. McWreath, et ux, recorded December 24., 1964 as Document No. 233070 of Official Records; thence along the East line of said land North 2°42'30" West 321.46 feet to the North line of said Lot 3; thence Easterly along said North line 293.99 feet to the point of beginning.

Excepting the East 171.82 feet thereof.

Said land is pursuant to the Certificate of Compliance DPL Case No.: PDS2019-CC-19-0033 recorded May 7, 2019, as Recording No. 2019-0169660, of Official Records, in the Office of the County Recorder of San Diego County, California.

APN: 596-040-32-00

Dated: 5-10-2022

  
Aaron B. Leavitt

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 5-10-2022 before me,  
Anthony G. Williams, Notary Public,  
personally appeared Aaron B. Leavitt

Aaron B. Leavitt 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 Anthony G. Williams (Seal)  
(Seal)

