

**RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:
Chicago Title Company
Order No. **58602205142**
Escrow No. **07-10106-DS**
Parcel No. **939-36-637**

AND WHEN RECORDED MAIL TO:

RYAN DANIEL WALKER
74 CORNICHE DRIVE, UNIT G
DANA POINT CA 92629

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



2022000270222 9:48 am 08/05/22

9 RW9A G02 4 28

324.50 324.50 0.00 0.00 9.00 0.00 0.000.000.00 0.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **\$649.00** and CITY **\$0.00**

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: **Dana Point**, and

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

Felice M. Abramovic, Trustee of the Felice M. Abramovic Trust, dated January 23, 2013

hereby GRANT(S) to

Ryan Daniel Walker, a Single Man

the following described real property in the County of **Orange**, State of California:

For complete Legal Description See Exhibit "A" Attached Hereto and Made a Part Hereof.

Commonly known as: **74 Corniche Drive, Unit G, Dana Point, CA 92629**

Date July 21, 2022

Felice M. Abramovic, Trustee of the Felice M. Abramovic Trust, dated January 23, 2013

Felice M Abramovic, Trustee
By: Felice M Abramovic, Trustee

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 Riverside } S.S.

On July 28 2022, before me, Raquel Guerra, Notary Public,
personally appeared Felice M Abramovic

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)

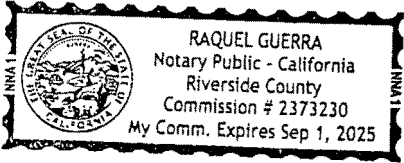


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 939-36-637

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL NO. 1

UNIT NO. 74G CONSISTING OF CERTAIN AIRSPACE AND SURFACE ELEMENTS, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN FOR MONARCH HELLS, WHICH PLAN WAS RECORDED ON OCTOBER 11, 1994, AS INSTRUMENT NO. 94-0602446 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA (THE PLAN), WHICH UNIT IS LOCATED ON LOT 1 OF TRACT NO. 13434, IN THE CITY OF DANA POINT, COUNTY OF ORANGE, STATE OF CALIFORNIA AS SHOWN ON A SUBDIVISION MAP RECORDED IN BOOK 651, AT PAGES 33 TO 36, INCLUSIVE, OF MISCELLANEOUS MAPS IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

PARCEL NO. 2

AN UNDIVIDED ONE-FORTY FOURTH (1/44TH) FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO MODULE B AS SHOWN ON THE PLAN, DEFINED AS COMMON AREA IN THE DECLARATION REFERRED TO BELOW.

EXCEPTING THEREFROM ALL OF THE UNITS AS SHOWN ON THE CONDOMINIUM PLAN RECORDED OCTOBER 11, 1994, AS INSTRUMENT NO. 94-0602446 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM, FOR THE BENEFIT OF MONARCH BEACH VENTURE, LTD., A CALIFORNIA LIMITED PARTNERSHIP, ITS SUCCESSORS IN INTEREST AND OTHERS, EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT, MAINTENANCE, DRAINAGE, USE, ENJOYMENT, REPAIRS, AND FOR OTHER PURPOSES, ALL AS SHOWN IN THE PLAN, AND AS DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CORNICHE PLANNED DEVELOPMENT MASTER DECLARATION, WHICH WAS RECORDED ON DECEMBER 19, 1989, AS INSTRUMENT NO. 89-687098, IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR MONARCH HILLS, AND FIRST AMENDMENT THERETO (DECLARATION, WHICH WERE RECORDED ON SEPTEMBER 1, 1993, AND MARCH 23, 1994, AS INSTRUMENT NOS. 93-0592534, AND 94-0204437, IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND IN THE SUPPLEMENTAL DECLARATION AND NOTICE OF ADDITION FOR PHASE 3 OF MONARCH HILLS NOTICE OF ADDITION, WHICH WAS RECORDED ON OCTOBER 12, 1994 AS INSTRUMENT NO. 94-605246), IN OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA.

PARCEL NO. 3

NONEXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, USE, ENJOYMENT, DRAINAGE, ENCROACHMENT, SUPPORT, MAINTENANCE, REPAIRS, AND FOR OTHER PURPOSES, ALL AS MAY BE SHOWN IN THE PLAN, AND AS ARE DESCRIBED IN THE MASTER DECLARATION AND THE DECLARATION.

PARCEL NO. 4

EXCLUSIVE EASEMENTS APPURTENANT TO PARCELS NO. 1 AND NO. 2 DESCRIBED ABOVE,

EXHIBIT "A"
Legal Description

FOR USE FOR PARKING PURPOSES, OVER THE PORTIONS OF THE PROPERTY IDENTIFIED AS
20 ON THE PLAN.