



RECORDING REQUESTED BY:
Chicago Title Company

Jan 14, 2022 04:24 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$542.20 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 4

When Recorded Mail Document
and Tax Statement To:
Andre Moore
1434 Hilltop Dr. Unit 1
Chula Vista, CA 91911

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 73721016384
APN/Parcel ID(s): 623-072-14-01

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a concurrent transfer subject to the imposition of documentary transfer tax.

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$519.20 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 Chula Vista.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gilda I. Valdez , a single woman hereby GRANT(S) to ~~Andre Moore~~ Andre Maurice Moore, an unmarried man the following described real property in the City of Chula Vista, County of San Diego, State of California:

For APN/Parcel ID(s): 623-072-14-01

PROPERTY COMMONLY KNOWN AS: 1434 Hilltop Drive Unit 1, Chula Vista, CA 91911

Dated: January 11, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Gilda I. Valdez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 623-072-14-01

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

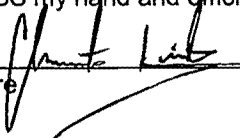
County of San Diego

On January 12th, 2022 before me, Christopher Kielb, Notary Public,
(here insert name and title of the officer)

personally appeared Gilda I. 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 

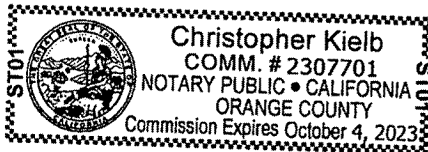


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 623-072-14-01

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED ONE-THIRTY-NINTH (1-39TH) INTEREST AS TENANT-IN-COMMON IN AND TO LOT 1 OF CHULA VISTA TRACT NO.80-25, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10561, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 11, 1983.

EXCEPTING THEREFROM THE FOLLOWING;

(A) ALL LIVING UNITS SHOWN UPON THE CASTLE PARK TOWNHOMES CONDOMINIUM PLAN RECORDED JUNE 24, 1983 AS FILE NO. 83-213761 IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("CONDOMINIUM PLAN").

(B) THE EXCLUSIVE RIGHT TO POSSESSION OF ALL THOSE AREAS DESIGNATED AS EXCLUSIVE USE AREA PATIO, STORAGE AREA, PARKING SPACE AND COVERED PARKING SPACE AND 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 1, WHICH INCLUDES THE LIVING UNIT, 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 AREA PATIO AS APPURTENANT TO PARCELS 1 AND 2 ABOVE DESCRIBED AND BEARING THE SAME NUMBER DESIGNATED 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 AREA STORAGE AREA AS APPURTENANT TO PARCELS 1, 2 AND 3 ABOVE DESCRIBED AND BEARING THE SAME NUMBER DESIGNATED AS THE UNIT REFERRED TO IN PARCEL 2 ABOVE.

PARCEL 5:

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 AREA PARKING SPACE AS APPURTENANT TO PARCELS 1, 2, 3 AND 4 ABOVE DESCRIBED AND ASSIGNED TO THE LIVING UNIT ON THE CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE.

PARCEL 6:

EXHIBIT "A"
Legal Description

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 COMMON AREA COVERED PARKING SPACE AS APPURTENANT TO PARCELS 1, 2, 3, 4 AND 5 ABOVE DESCRIBED AND BEARING THE SAME NUMBER DESIGNATED AS THE UNIT REFERRED TO IN PARCEL 2 ABOVE.