

Recording Requested By
Chicago Title Company *CD*

DOC# 2023-0252222



Sep 18, 2023 08:00 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$1,810.50 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 4

When Recorded Mail to
And Mail Tax Statements To
Bruce S. Maller, Trustee under the Bruce
S. Maller Trust dated April 21, 2021
23376 North 75th Street
Scottsdale, AZ 85255

APN: 207-430-08-00
Escrow Number: CNCB-16575-KB
Title Number: 73723003795

THIS SPACE FOR RECORDER'S USE ONLY

X **SIGNED IN COUNTERPART**

GRANT DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer \$1,787.50 City Tax is _____
x 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 _____ x _____ City of Carlsbad

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Robert P. Edmonston and Sheri Celeste Edmonston, husband and wife**

hereby **GRANT(S)** to **Bruce S. Maller, Trustee under the Bruce S. Maller Trust dated April 21, 2021**

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

Parcel 1: Lot 8 of Carlsbad Tract No. 88-1, in the City of Carlsbad, County of San Diego, State of California, according to thereof Map No. 12485, filed in the office of the County Recorder of San Diego County, October 27, 1989. and as more fully set forth in Exhibit "A" attached hereto and made a part hereof

Commonly Known as: 4715 Bryce Circle, Carlsbad, CA 92008

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: September 7, 2023

Robert P. Edmonston
Robert P. Edmonston

Sheri Celeste Edmonston

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 September 10, 2023 before me, Olivia Odette D. Bright, a Notary
Public personally appeared Robert P. Edmonston

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)



SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 7, 2023

Robert P. Edmonston

Sheri Celeste Edmonston
Sheri Celeste Edmonston

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 SEPTEMBER 13, 2023, before me, WILLIAM ZUNIGA, a Notary
Public personally appeared SHERI CELESTE EDMONSTON

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 *W. Zuniga* (SEAL)

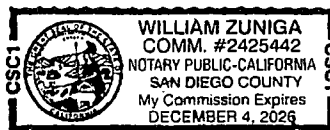


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 207-430-08-00

PARCEL 1:

LOT 8 OF CARLSBAD TRACT NO. 88-1, IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12485. FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, OCTOBER 27, 1989.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OR 500 FEET WITHOUT ANY RIGHT TO ENTER UPON THE SURFACE OR THE SUBSURFACE OF SAID LAND ABOVE A DEPTH OF 500 FEET, AS PROVIDED IN INSTRUMENTS OF RECORD.

PARCEL 2:

NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIR, DRAINAGE, ENCROACHMENT, SUPPORT OR OTHER PURPOSES, ALL AS DESCRIBED IN THE "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND RESERVATION OF EASEMENTS FOR LAGUNA SHORES" RECORDED ON APRIL 11, 1990 AS FILE NO- 90-195387, IN THE OFFICIAL RECORDS OF SAN DIEGO COUNTY, CALIFORNIA ("DECLARATION").

PARCEL 3:

AN EXCLUSIVE USE COMMON AREA EASEMENT APPURTENANT TO THE LOT DESCRIBED IN PARCEL 1 HEREINABOVE ON, OVER, UNDER, ACROSS AND THROUGH THAT CERTAIN PORTION OF COMMON AREA LOT 27 OR CARLSBAD TRACT NO. 88-1, ACCORDING TO THE MAP THEREOF NO. 12485 (GENERALLY DESCRIBED ON EXHIBIT "A-1" ATTACHED HERETO) FOR THE PURPOSES MORE PARTICULARLY SET FORTH IN THE DECLARATION.

EXCLUSIVE USE COMMON AREA EASEMENT FOR LOT 8;

THAT PORTION OF LOT 27 OF CARLSBAD TRACT 88-01 IN THE CITY OF CARLSBAD, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12485 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY OCTOBER 27, 1989, DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST NORTHERLY CORNER OF LOT 8 AS SHOWN ON MAP NO. 12485; THENCE ALONG THE NORTHEAST FINE OF SAID LOT, SOUTH 31°14'02" EAST, 7.33 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID NORTHEASTERLY LINE, NORTH 84° 31' 32" EAST, 25.01 FEET; THENCE SOUTH 12° 53'52" EAST, 35.16 FEET; THENCE SOUTH 07° 32'07 " WEST, 18.30 FEET TO AFORESAID NORTHEASTERLY EASTERLY LINE OF SAID LOT 8; THENCE ALONG SAID NORTHEASTERLY LINE, NORTH 31° 14' 02" WEST, 58.52 FEET TO THE TRUST POINT OR BEGINNING.