

Recording Requested By:
Chicago Title

When Recorded Mail to
And Mail Tax Statements To
Jonathan De Leon and Delia Vielma-De
Leon
1839 Monaco Drive
Chula Vista, CA91913

Escrow Number: 410-27094-DT
Title Number: 73722003987-PM

APN: 643-651-03-02
Property: 1839 Monaco Drive. Chula Vista. CA 91913

DOC# 2022-0207912



May 13, 2022 02:55 PM

OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$764.30 (SB2 Atkins: \$0.00)
PCOR: YES
PAGES: 8

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$729.30

- Computed on the full value of the interest or property conveyed;
- Computed on the full value less value of liens or encumbrances remaining at time of sale
- Unincorporated Area City of Chula Vista, and

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

Dewval D. Ranson, an unmarried man

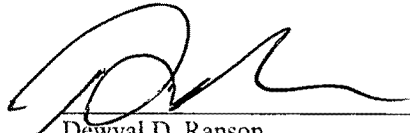
hereby GRANT(S) to

Jonathan De Leon and Delia Vielma-De Leon, husband and wife, as community property with right of survivorship

the following described real property in the City of Chula Vista. County of San Diego, State of California:

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

DATED: May 5, 2022



Dewval D. Ranson

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

Notary Acknowledgement attachment to Grant Deed dated May 5, 2022, executed by Dewval D. Ranson
Property Address: 1839 Monaco Drive, Chula Vista, CA 91913

Date: May 5, 2022

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 05 MAY 2022 before me, JOHN D. SCHUERMAN A Notary Public personally appeared DEWVAL D. RANSON 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/hers/their authorized capacity(ies), and that by his/hers/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)

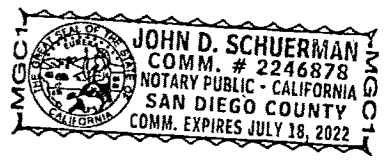


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 643-651-03-02

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/3RD FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE BUILDING ENVELOPE IN WHICH THE RESIDENTIAL UNIT IS LOCATED, EXCEPTING THEREFROM ALL RESIDENTIAL UNITS SITUATED WITHIN THE BUILDING ENVELOPE AS SHOWN ON THE CONDOMINIUM PLAN FOR BELLEME, CHATEAUX (PHASE 1) RECORDED MARCH 18, 2004 AS INSTRUMENT NO. 04-221922 OF OFFICIAL RECORDS ("CONDOMINIUM PLAN") WHICH IS SITUATED WITHIN MODULE A OF LOT 2 OF CHULA VISTA TRACT NO. 02-05, OTAY RANCH, VILLAGE 6 UNIT 1, NEIGHBORHOOD R-7A/7B, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14615, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 20, 2003.

EXCEPTING THEREFROM ANY AND ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND OTHER. MATERIAL RESOURCES AND PRODUCTS DERIVED FROM ANY OF THE FOREGOING THAT MAY BE WITHIN OR UNDER SAID LAND, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFORE AND STORING IN AND. REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN SAID LAND, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID LAND, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 500 FEET OF THE SUBSURFACE OF SAID LAND, AS RESERVED BY OTAY PROJECT, L. P., A CALIFORNIA LIMITED PARTNERSHIP IN DEED RECORDED OCTOBER 23, 2002 AS INSTRUMENT NO. 02-925897 AND DECEMBER 30, 2002 AS INSTRUMENT NO. 02-1200955, BOTH OF OFFICIAL RECORDS.

PARCEL 2:

RESIDENTIAL UNIT NO. 236, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN.

PARCEL 3:

A NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS ON, OVERTHROUGH AND ACROSS ROADWAY MODULE "AT" AS DESCRIBED IN THE CONDOMINIUM PLAN.

PARCEL 4:

AN EXCLUSIVE EASEMENT OVER THE PORTION OF THE ASSOCIATION PROPERTY (AS SHOWN IN THE CONDOMINIUM PLAN) AND DESCRIBED AS EXCLUSIVE USE PARKING SPACE NO. 236, WHICH SHALL BE AND IS HEREBY DECLARED APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE.

PARCEL 5:

EXHIBIT "A"

Legal Description

AN EXCLUSIVE EASEMENT ("EXCLUSIVE USE EASEMENT") OVER THE PORTION OF THE COMMON AREA (AS DEFINED IN THE DECLARATION) DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN.

PARCEL 6:

A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS FOR INGRESS, EGRESS, USE AND ENJOYMENT, OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY SHOWN ON THE CONDOMINIUM PLAN AND OVER, IN, TO AND THROUGHOUT THE ASSOCIATION PROPERTY OF THE OTHER PHASES OF THE PROPERTY DESCRIBED IN THE DECLARATION, WHICH EASEMENTS ARE APPURTENANT TO PARCELS 1, 2, 3, 4 AND 5 DESCRIBED ABOVE, SUBJECT TO THE PROVISIONS OF THE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO EACH OF SAID OTHER PHASES, RESPECTIVELY, UPON (I) RECORDATION OF A SUPPLEMENTARY DECLARATION OF ANNEXATION, DECLARING SUCH PHASES, RESPECTIVELY, TO BE SUBJECT TO THE DECLARATION, AND (II) CONVEYANCE OF THE FIRST CONDOMINIUM IN EACH RESPECTIVE PHASE, ALL AS MORE FULLY SET FORTH IN THE DECLARATION. THE

ASSOCIATION PROPERTY REFERRED TO HEREIN AS TO EACH OF SUCH PHASES SHALL BE AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN COVERING EACH SUCH PHASE RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, THIS NON-EXCLUSIVE EASEMENT IS FURTHER SUBJECT TO ANY EXCLUSIVE OR NON EXCLUSIVE EASEMENTS RESERVED IN THE DECLARATION, THE CONDOMINIUM PLAN, AND THE GRANT DEED.

TRUE COPY CERTIFICATION

(Government Code 27361.7)

San Diego
Place of Execution

I certify under penalty of perjury that this material is a true copy of the original material contained in this document.

5 11 2022
Date

Denise Taylor
Signature of Declarant

Denise Taylor
Type or Print Name

Recording Requested By:
Chicago Title

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And Mail Tax Statements To**
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Dewval D. Ranson, an unmarried man

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STATE OF _____

COUNTY OF _____

On _____ before me, _____ A Notary Public personally appeared _____ 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 _____ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (seal)