



Jan 14, 2022 11:29 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$20.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:
Chicago Title Company - SD

AND WHEN RECORDED
MAIL TO:

James Garcia and Holly Krugger
970 Rose Arbor Drive
San Marcos, CA 92078

73721016181-PM

THIS SPACE FOR RECORDER'S USE

Grant Deed

(Please fill in document title(s) on this line)

- 1 Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 Exempt from fee under GC27388.1 for the following reasons: _____

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

RECORDING REQUESTED BY:
Chicago Title Company

**When Recorded Mail Document
and Tax Statement To:**

James Garcia and Holly Krugger
970 Rose Arbor Drive
San Marcos, CA 92078
73721016181 PM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 73721016181

APN/Parcel ID(s): 228-551-06-00

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11925d.

- The documentary transfer tax is \$ 0 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 San Marcos**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James Garcia, an unmarried man,
hereby GRANT(S) to James Garcia and Holly Krugger, husband and wife as community property with right of survivorship

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

For APN/Parcel ID(s): 228-551-06-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 67 OF SAN MARCOS TRACT NO. 277-B, IN THE CITY OF SAN MARCOS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 12344, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 10, 1989.

EXCEPTING THEREFROM; WAN UNDIVIDED ONE-HALF INTEREST ALL OIL, OIL RIGHTS, NATURAL GAS RIGHTS, MINERAL RIGHTS, ALL OTHER HYDROCARBON SUBSTANCES BY WHATSOEVER NAME KNOWN, TOGETHER WITH APPURTENANT RIGHTS THERETO, WITHOUT HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID LAND NOR ANY PORTION OF THE SUBSURFACE, AS EXCEPTED OR RESERVED BY VARIOUS INSTRUMENTS OF RECORD, AS RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

PROPERTY COMMONLY KNOWN AS: 970 Rose Arbor Drive, San Marcos, CA 92078

GRANT DEED
(continued)

APN/Parcel ID(s): 228-551-06-00

Dated: January 10, 2022

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

James Garcia *James Garcia*

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 10, 2022 before me, Silvia Calvet, Notary Public,
(here insert name and title of the officer)

personally appeared James Garcia,
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]
Signature

