

DOC# 2022-0258481



Jun 22, 2022 01:50 PM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$1,068.30 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:

**CHICAGO TITLE COMPANY - SD**

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Gabriel R. Lane  
3274 W Fox Run Way  
San Diego, CA 92111

Space Above This Line for Recorder's Use Only

A.P.N.: 426-561-03-00

File No.: MV-6841135 (AC)

**GRANT DEED**

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$1,048.30; CITY TRANSFER TAX \$;

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area;  City of **San Diego**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Wanda Johnston, an unmarried woman who acquired title as a married woman as her sole and separate property**

hereby GRANTS to **Gabriel R. Lane, Trustee of The Gabriel R. Lane Separate Property Trust dated June 21, 2022 as to an undivided 86% interest and Brynn A. Hall, a single woman as to undivided 14% interest, as tenants in common**

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

*See exhibit "A"*

Date: 05/13/2022

A.P.N.: 426-561-03-00

File No.: MV-6841135 (AC)

Dated: May 13, 2022

*Wanda Johnston*  
Wanda Johnston

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 Missouri )SS

COUNTY OF JACKSON )

On May 26, 2022 before me, Wanda Johnston <sup>Morgan Davis MD</sup>, Notary Public, personally appeared Wanda Johnston

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~~ <sup>Missouri</sup> that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*This area for official notarial seal.*

*[Signature]*  
Notary Signature

Morgan Davis  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Commissioned for Jackson County  
My Commission Expires: July 25 2025  
ID #21817710



## EXHIBIT A

Order No.: 73722003980

For APN/Parcel ID(s): 426-561-03-00

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PARCEL 1:

LOT 79 OF FOX RUN UNIT NO. 2, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 10418, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, CALIFORNIA, ON JUNE 25 1982.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT ON AND OVER THE COMMON AREA AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO WHICH REFERENCE IS HEREAFTER MADE, FOR ACCESS, USE, OCCUPANCY, ENJOYMENT, INGRESS AND EGRESS OF THE AMENITIES LOCATED THEREON, SUBJECT TO THE TERMS AND PROVISIONS OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO WHICH REFERENCE IS HEREINAFTER MADE. THIS EASEMENT IS APPURTENANT TO PARCEL 1 ABOVE DESCRIBED.