

**RECORDING REQUESTED BY:**

Chicago Title Company *-SD*

**AND WHEN RECORDED MAIL TO:**

Casey Hunter and Nancy Hunter, trustees  
5991 Via Del Cielo  
Pleasanton, CA 94566

**DOC# 2023-0069060**



Mar 17, 2023 12:27 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$2,191.10 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 4

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 73723000946

**Escrow No.:** 013064-JZ

**AP#:** 357-603-02-13

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$2,168.10**

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area  City of San Diego **AND**

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

**Robert Lane Peck and Alyne G. Strusser, Trustees, or their successors in interest, of the Strusser Peck Trust dated May 12, 2022**

hereby GRANT(s) to:

**Casey Hunter and Nancy Hunter, Trustees, or their Successor(s), of the Casey Hunter and Nancy Hunter Revocable Trust dated September 21, 2006**

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

A Condominium Comprised Of: Parcel 1: An undivided 1/9th fee simple interest as a tenant in common in and to the common area of Building Module H as shown on the Seahaus Phase 1 Condominium Plan, Recorded in the Office of the County Recorder of San Diego County on March 22, 2004 as Instrument No. 2004-234218 (Condominium Plan), which is located within Lot 1 of Inn at La Jolla, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 14743, filed in the Office of the County Recorder on February 17, 2004 (MAP). (AS MORE PARTICULARLY DESCRIBED IN LEGAL DESCRIPTION EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF)

**Also Known as:** 5470 La Jolla Boulevard H102, La Jolla, CA 92037

**DATED: February 23, 2023**

Robert Lane Peck and Alyne G. Strusser, Trustees, or their successors in interest, of the Strusser Peck Trust dated May 12, 2022

By: *Robert Lane Peck*  
Robert Lane Peck, Trustee

By: *Alyne G. Strusser*  
Alyne G. Strusser, Trustee

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title of Document: GRANT DEED

Date of Document: February 23, 2023

ACKNOWLEDGMENT

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 March 9, 2023
before me, Julie Farnsworth
A Notary Public personally appeared
Robert Lane Peck and Alyne G. Strusser

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 Julie Farnsworth

(Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 357-603-02-13**

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A CONDOMINIUM COMPRISED OF THE FOLLOWING:

PARCEL 1:

AN UNDIVIDED 1/9TH FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE COMMON AREA OF BUILDING MODULE H AS SHOWN ON THE SEHAUS PHASE I CONDOMINIUM PLAN, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 22, 2004 AS INSTRUMENT NO. 2004-234218 ("CONDOMINIUM PLAN"), WHICH IS LOCATED WITHIN LOT 1 OF INN AT LA JOLLA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14743 FILED IN THE OFFICE OF THE COUNTY RECORDER ON FEBRUARY 17, 2004 ("MAP").

PARCEL 2:

RESIDENTIAL UNIT NO. H102, AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN.

PARCEL 3:

NON-EXCLUSIVE APPURTENANT EASEMENTS IN AND TO THE ASSOCIATION PROPERTY AND THE COMMON AREA OF ALL OF THE PHASES OF THE REAL PROPERTY DESCRIBED IN THE DECLARATION, FOR USE OF THE ASSOCIATION PROPERTY AND COMMON AREA PURSUANT TO THE TERMS OF THE DECLARATION, SUBJECT TO ANY EXCLUSIVE USE COMMON AREAS AND ANY OTHER RESERVATIONS SET FORTH IN THE DECLARATION. THIS EASEMENT SHALL BECOME EFFECTIVE AS TO A PHASE SUBSEQUENT TO PHASE I UPON (I) RECORDATION OF A SUPPLEMENTARY DECLARATION DECLARING SUCH PHASE TO BE SUBJECT TO THE DECLARATION OR RECORDATION OF A SEPARATE DECLARATION OF RESTRICTIONS WHICH REQUIRES THE OWNERS OF SUCH PHASE TO BE MEMBERS OF THE ASSOCIATION AND (II) CONVEYANCE OF THE FIRST CONDOMINIUM IN THE RESPECTIVE PHASE, OR AS MORE FULLY SET FORTH IN THE DECLARATION. THE ASSOCIATION PROPERTY AND COMMON AREA REFERRED TO HEREIN AS TO EACH SUCH PHASE 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, EXCEPTING THEREFROM ANY PORTION THEREOF WHICH MAY BE DESIGNATED AS AN EXCLUSIVE USE COMMON AREA. AS USED IN THIS DEED, REFERENCES TO "ASSOCIATION PROPERTY", "RESIDENTIAL UNIT", "PHASE", "EXCLUSIVE USE COMMON AREAS", AND ANY OTHER DEFINED TERMS SHALL HAVE THE MEANINGS AS SET FORTH IN THE DECLARATION AND THE CONDOMINIUM PLAN.

SUBJECT TO THE EASEMENTS AND OTHER RIGHTS RESERVED IN FAVOR OF DECLARANT IN THE DECLARATION FOR MARKETING AND DEVELOPMENT INCLUDING WITHOUT LIMITATION SUBJECT TO THE EXCLUSIVE USE COMMON AREAS, THE RIGHT OF GRANTOR TO MAINTAIN MARKETING UNITS IN THE CONDOMINIUMS OWNED BY GRANTOR, AS WELL AS THE RIGHT OF ACCESS, INGRESS AND EGRESS FOR VISITORS TO THE SALES OFFICE AND MARKETING UNITS AND THE RIGHT TO MAINTAIN SIGNS OR OTHER MARKETING MATERIALS WITHIN THE COMMON AREA AND ASSOCIATION PROPERTY OF THE PROJECT.

PARCEL 4 :

AN EXCLUSIVE EASEMENT OVER THE PORTION OF THE COMMON AREA AND/OR ASSOCIATION PROPERTY (ALL AS DEFINED IN THE DECLARATION AND AS SHOWN IN THE CONDOMINIUM PLAN) DESIGNATED AS BEING APPURTENANT TO THE RESIDENTIAL UNIT IN THE CONDOMINIUM PLAN, WHICH AREAS MAY INCLUDE AN EXCLUSIVE USE BALCONY AREA OR AN

**EXHIBIT "A"**

Legal Description

EXCLUSIVE USE PATIO AREA (ALL AS DEFINED IN THE DECLARATION AND AS SHOWN IN THE CONDOMINIUM PLAN).