

DOC# 2023-0252221



Sep 18, 2023 08:00 AM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$98.00 (SB2 Atkins: \$75.00)
PCOR: YES

PAGES: 4

RECORDING REQUESTED BY:

Chicago Title Company - SD

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT

TO:

Robert Edmonston
6916 Quiet ~~Drive~~
Carlsbad, CA 92011

QUIET COVE Drive
RPE

APN: 207-430-08-00

TITLE ORDER NO.: 73723003795

ESCROW NO.: CNCB-16575-KB



SIGNED IN COUNTERPART

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 0.00**

"This conveyance transfers an interest out of a Living Trust, R&T 11930 or grantee is a trust for the benefit of the grantors. R&T 11930"

- computed on the full value of the interest of property conveyed, or
- computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
- Unincorporated Area City of Carlsbad

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

Robert P. Edmonston and Sheri Celeste Edmonston, Trustees of The RP&SC Edmonston Trust dated April 12, 2018 and any amendments thereto

hereby **GRANT(S)** to

Robert P. Edmonston and Sheri Celeste Edmonston, Husband and Wife

All that real property situated in the City of Carlsbad, County of San Diego, State of California, described as:
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

Dated: September 7, 2023

Signature Page Attached Hereto and Made a Part Hereof

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 7, 2023

Robert P. Edmonston and Sheri Celeste Edmonston, Trustees of the RP&SC Edmonston Trust dated April 12, 2018 and any amendments Thereto

Robert P. Edmonston, Trustee
Robert P. Edmonston, Trustee

Sheri Celeste Edmonston, Trustee

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 Olivia Odette D. Bright

(SEAL)



SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: September 7, 2023

Robert P. Edmonston and Sheri Celeste Edmonston, Trustees of the RP&SC Edmonston Trust dated April 12, 2018 and any amendments Thereto

Robert P. Edmonston, Trustee

Sheri Celeste Edmonston

Sheri Celeste Edmonston, Trustee

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 *WZ* _____

(SEAL)

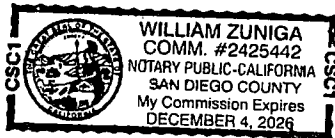


EXHIBIT "A"
Legal Description

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.