



May 13, 2022 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$43.00 (SB2 Atkins: \$0.00)

PCOR: INC

PAGES: 4

RECORDING REQUESTED BY:
Chicago Title Company

When Recorded Mail Document
and Tax Statement To:
Rosa I Covarrubias
2582 Biola Avenue
San Diego, CA 92154

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 122161476-LA

APN/Parcel ID(s): 637-081-14-00

GRANT DEED

Exempt from fee per GC 27388.1 (a) (2); recorded
concurrently in connection with a transfer of real property
that is a residential dwelling to an owner-occupier.

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
This is a bonafide gift and the grantor received nothing in return, R & T 11911.
 - 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 Diego**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Rosa I. Covarrubias, A Married Woman as her Sole and Separate Property,

hereby GRANT(S) to Rosa I Covarrubias, a married woman as her sole and separate property and Lizbeth i Covarrubias Ojeda, an unmarried woman and Aaron Covarrubias Ojeda, a single man, all as Joint Tenants

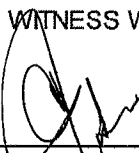
the following described real property in the City of San Diego, County of San Diego, State of California:

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

PROPERTY COMMONLY KNOWN AS: 2582 Biola Avenue, San Diego, CA 92154

Dated: May 5, 2022

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



Rosa I. Covarrubias

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 637-081-14-00

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

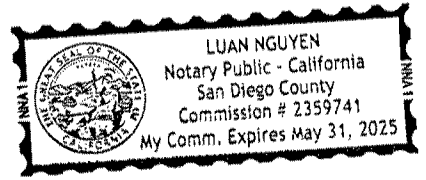
On May 6, 2022 before me, Luan Nguyen, Notary Public,
(here insert name and title of the officer)

personally appeared Rosa I. Covarrubias,
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



ILLEGIBLE NOTARY SEAL DECLARATION

GOVERNMENT CODE 27361.7

I certify under penalty of perjury that the notary seal on the document to which this statement is attached reads as follows:

Name of Notary Luan Nguyen
Date Commission Expires MAY 31, 2025
Notary Identification Number 2359741
(For Notaries commissioned after 1/1/1992)
Manufacturer/Vendor Identification Number NNA1
(For Notaries commissioned after 1/1/1992)
Place of Execution of this Declaration Palmdele
Date 5-12-2022

Luan
Signature (Firm name if any)

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 637-081-14-00

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

LOT 268, SUNRISE ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 8433, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DECEMBER 10, 1976.