

RECORDING REQUESTED BY:
Chicago Title Company

Mail Tax Statement
AND WHEN RECORDED
MAIL TO:
BRIAN D. GREENBERG, ESQ.
ONE AMERICA PLAZA, SUITE 940
600 WEST BROADWAY
SAN DIEGO, CA 92101-3362

73723000544-SH

DOC# 2023-0031441



Feb 07, 2023 04:00 PM
OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$32.00 (SB2 Atkins: \$0.00)

PAGES: 7

THIS SPACE FOR RECORDER'S USE

EASEMENT 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)
)
Mail Tax Statement ~~to~~)
WHEN RECORDED MAIL TO:)
)
BRIAN D. GREENBERG, ESQ.)
ONE AMERICA PLAZA)
SUITE 940)
600 WEST BROADWAY)
SAN DIEGO, CA 92101-3362)

73723000544-KS

Space Above for Recorder's Use

EASEMENT GRANT DEED

The undersigned Grantor declares:

Documentary Transfer Tax is \$0.00 (Gift in accordance with Revenue and Taxation Code Section 11911)

- () computed on full value of property conveyed; or
() computed on full value less value of liens and encumbrances remaining at time of sale.
(X) City of San Diego.

APN: 357-671-06-00

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, BEACH DEVELOPER, L.P, a California limited partnership ("Grantor") hereby GRANT(S) to:

Thomas A. Nally, a single man

an easement for a Garden Area over portion of the real property described on EXHIBIT "C" and as set forth in EXHIBIT "A" Legal Description EASEMENT AREA and shown on EXHIBIT "B".

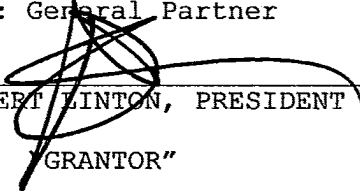
This easement shall be for a term on fifty (50) years and shall continue for repetitive terms of ten (10) years until terminated by the Grantor.

This Easement Grant Deed is dated June 29, 2022 for identification purposes.

BEACH DEVELOPER, L.P.,
a California limited partnership

By: BEACH BUILDER, INC.,
a California corporation

Its: General Partner


ROBERT LINTON, PRESIDENT

GRANTOR"

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) ss.On 7/5/2022 before me,

(insert name and title of the officer)

Debbie Alam Notary Public
Robert Linton
personally appeared _____
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: _____

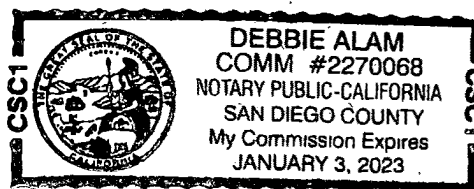


EXHIBIT "A"
Legal Description
EASEMENT AREA

That portion of Lot 6 of La Jolla Valley Vista, in the City of San Diego, County of San Diego, State of California, according to Map Thereof No. 3181 filed in the office of the County Recorder of said County, January 28, 1955, described as follows:

BEGINNING at the Northwest corner of said Lot 6; thence South 85°28'50" East along the Northerly line of said Lot 6 a distance of 15.91 feet; thence leaving said Northerly line of said Lot 6, South 04°57'26" West 44.63 feet; thence South 81°21'30" West 5.00 feet to the Westerly line of said Lot 6; thence North 08°38'30" West along the said Westerly line a distance of 46.98 feet to the POINT OF BEGINNING.

This legal description was prepared by me or under my direction.

Attached hereto is drawing labeled Exhibit "B" and by this reference made a part hereof.

Contains 472.53 square feet/0.011 acre, more or less

Robert J. Bateman

Robert J. Bateman P.L.S. 7046

Dated: ___ November 9, 2021 _____



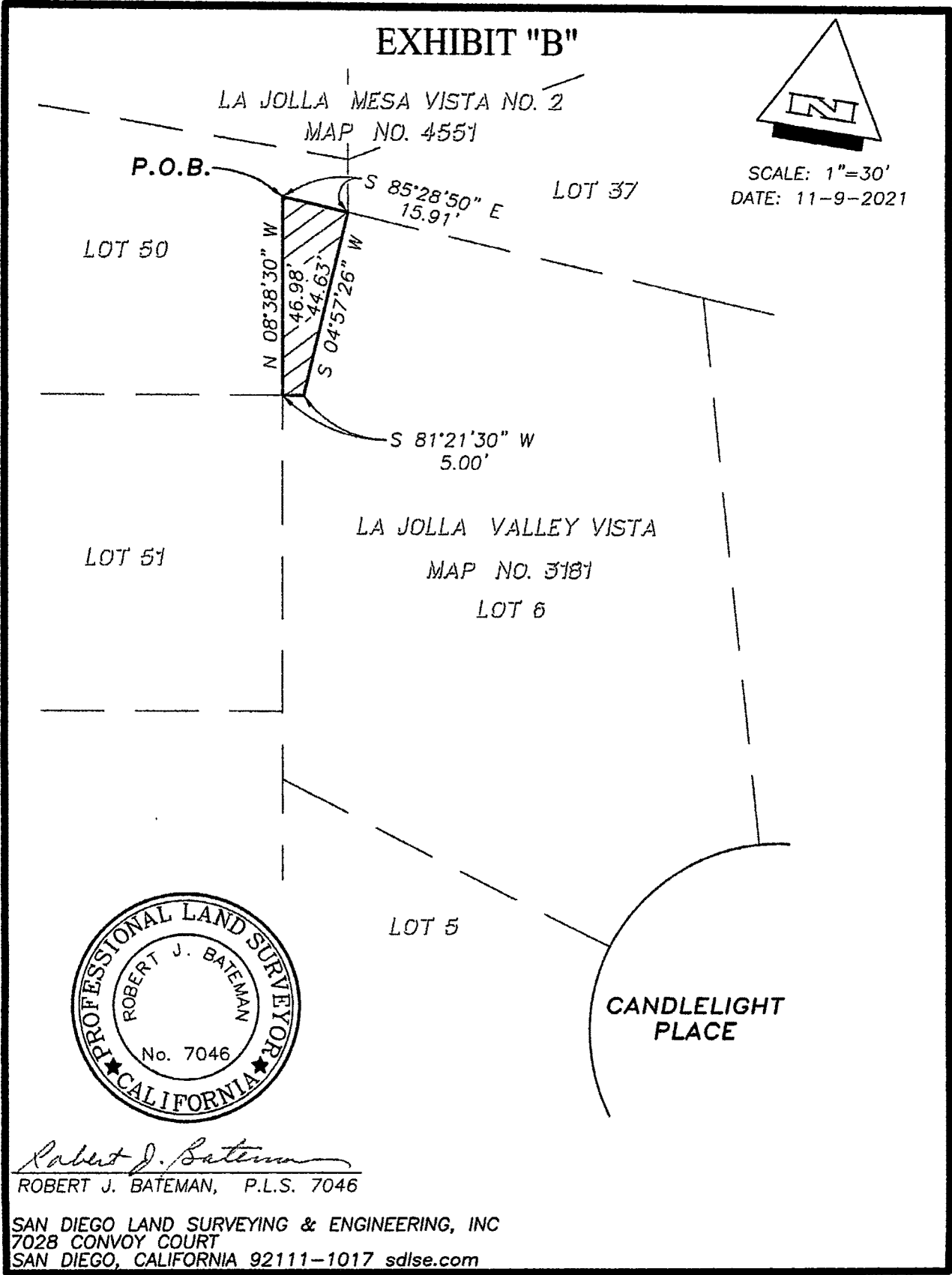


EXHIBIT "C"

LOT 6, LA JOLLA VALLEY VISTA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3181, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 28, 1955.

APN: 357-671-06-00