



RECORDING REQUESTED BY:)
)
 CHICAGO TITLE COMPANY)
)
 WHEN RECORDED MAIL TO AND)
 SEND TAX STATEMENTS TO:)
)
 EAGLE PACIFIC)
 INVESTMENTS, LLC)
 737 W. SHERINGTON DR.)
 EAGLE, ID 83616)

Feb 07, 2023 04:00 PM
 OFFICIAL RECORDS
 JORDAN Z. MARKS,
 SAN DIEGO COUNTY RECORDER
 FEES: \$4,976.00 (SB2 Atkins: \$0.00)
 PCOR: YES
 PAGES: 5

(Space Above for Recorder's Use)

APN: 357-671-06-00

GRANT DEED

The undersigned Grantor declares:

Documentary Transfer Tax is \$ 4,950.00
 (X) 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.

FOR VALUABLE CONSIDERATION, receipt of which is hereby
 acknowledged, Beach Developer, LP, a California Limited
 Partnership ("Grantor") hereby GRANT(S) to:

Eagle Pacific Investments, LLC,
 a California Limited Liability company

("Grantee"), the following described real property in the
 City of San Diego, County of San Diego, State of California:

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.

THE REAL PROPERTY CONVEYED IN THIS GRANT DEED (THE "PROPERTY")
IS CONVEYED AND ACCEPTED SUBJECT TO FOLLOWING RESTRICTION
AGREED AND ACCEPTED BY GRANTEE:

VEGETATION ALONG THE PERIMETER FENCE LINE CANNOT EXCEED
SIX FEET (6') IN HEIGHT OR THE HEIGHT OF THE FENCE.

This Grant Deed is dated February 3, 2023 for
identification purposes.

Beach Developer, LP,
a California limited partnership

By: BEACH BUILDER, INC.,
a California corporation

Its: General Partner



ROBERT LINTON, PRESIDENT

"GRANTOR"

ACCEPTANCE BY GRANTEE:

Eagle Pacific Investments, LLC,
a California Limited Liability company

By: John Rice

Its: Managing Member

Signed in Counterpart

By: Michele F. Rice

Its: Managing Member

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.

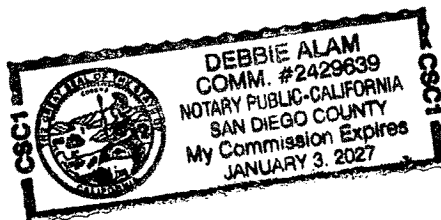
On 2/6/2023 before me, Debbie Alam Notary Public
(insert name and title of the officer)

personally appeared Robert Linton
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: _____



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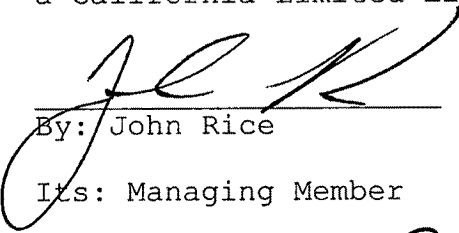
Signed in Counterpart

ROBERT LINTON, PRESIDENT

"GRANTOR"

ACCEPTANCE BY GRANTEE:

Eagle Pacific Investments, LLC,
a California Limited Liability company



By: John Rice

Its: Managing Member



By: Michele Rice

Its: Managing Member

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 2-6-23 before me, Karen M. Schenecker, notary public
(insert name and title of the officer)

personally appeared John Rice & Michele Rice
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: Karen M. Schenecker

