

RECORDING REQUESTED BY AT THE REQUEST OF CHICAGO TITLE CO.

13633

DOC # 2001-0308953

MAY 15, 2001 4:50 PM

OFFICIAL RECORDS SAN DIEGO COUNTY RECORDER'S OFFICE GREGORY J. SMITH, COUNTY RECORDER FEES: 16.00



2001-0308953

SPACE ABOVE THIS LINE FOR RECORDER USE ONLY

AND WHEN RECORDED MAIL TO:

NAME CHICAGO TITLE ESCONDIDO ESCROW STREET 316 W. MISSION AVE STE 105 ADDRESS CITY, STATE and ZIP ESCONDIDO, CA 92025

48 E 38987 # 18002707

NOTICE OF MANUFACTURED HOME (MOBILEHOME) CONVERSION TO A FIXTURE IMPROVEMENT TO REAL PROPERTY

Recording of this document at the request of the escrow agent indicated is in accordance with the California Health and Safety Code, Section 18555. This document is evidence that such escrow agent has complied with the provisions of Section 18555 for conversion of the manufactured home (mobilehome) to a fixture improvement to the real property described with certainty below, as of the date of recording. When recorded, this document shall be indexed by the county recorder to the named owner of the real property and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

ROBERT J. FITZGERALD AND NANCY J. FITZGERALD

MANUFACTURED HOME (MOBILEHOME) OWNER(S) (Applicant or Applicants for conversion of the manufactured home to a fixture improvement to the real property described with certainty below.)

8975-305 LAWRENCE WELK DR MAILING ADDRESS

ESCONDIDO, CA 92026 CITY COUNTY STATE ZIP

SAME INSTALLATION ADDRESS (IF DIFFERENT FROM MAILING ADDRESS)

CITY COUNTY STATE ZIP

deceased Nancy J. Fitzgerald SIGNATURE(S) OF MANUFACTURED HOME (MOBILEHOME) OWNERS MAKING APPLICATION ROBERT J. FITZGERALD NANCY J. FITZGERALD

CHAMPAGNE VILLAGE

NAME OF RESIDENT OWNED (Please check one: [] Subdivision [] Cooperative [] Condominium [] Nonprofit Corp.)

8975 LAWRENCE WELK DRIVE LOCATION ADDRESS

ESCONDIDO, CA 92026 MAILING ADDRESS (IF DIFFERENT FROM THE LOCATION ADDRESS)

SAME CITY COUNTY STATE ZIP

Maria L. Bussell DATE: AUTHORIZED SIGNATURE OF THE AGENT OR REPRESENTATIVE OF THE RESIDENT OWNERSHIP, CERTIFYING THAT THE APPLICANT FOR CONVERSION IS A PARTICIPANT IN THE RESIDENT OWNERSHIP.

MANUFACTURED HOME (MOBILEHOME) DESCRIPTION AND LENDER INFORMATION

DUAL WIDE HOMES / PREMIERE

MANUFACTURER'S NAME of the manufactured home proposed to be converted.

1979 0453 DATE OF MANUFACTURE MODEL NAME/NUMBER

A/B7040 178000/01 SERIAL NUMBER(S) INSIGNIA/LABEL NUMBER(S)

LEGAL OWNER OF RECORD (if none, please indicate "NONE")

JUNIOR LIENHOLDER OF RECORD (if none, please indicate "NONE")

CHICAGO TITLE ESCONDIDO ESCROW ESCROW COMPANY NAME

DEBBIE MORK ESCROW AGENT'S NAME

316 W. MISSION AVE STE 105 MAILING ADDRESS

ESCONDIDO, CA 92025 CITY STATE ZIP

DATE: 5-15-01 AUTHORIZED SIGNATURE OF THE ESCROW AGENT/AGENCY, CERTIFYING UNDER PENALTY OF PURJURY THAT THE PROVISIONS OF HEALTH AND SAFETY CODE SECTION 18555 HAVE BEEN COMPLIED WITH.

This instrument filed for record by Chicago Title Company as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.

ASSASSOR'S PARCEL NUMBER 185-332-12-12

REAL PROPERTY LEGAL DESCRIPTION

PARCEL 1: An undivided 1/457th interest in and to all the portion of Lot 1 of County of San Diego Tract 3480-1, in the County of San Diego, State of California, per Map No. 8875, thereof filed in the office of the County Recorder of said County, June 1, 1978. Please see Exhibit A attached hereto and made a part thereof.

HCD FORM 433 (C) New 1/93

WHITE--County Recorder CANARY--HCD PINK--Applicant GOLDENROD--Escrow Agent/Agency

Please Sign and Return

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DESCRIPTION

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A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/457TH INTEREST IN AND TO ALL THAT PORTION OF LOT 1 OF COUNTY OF SAN DIEGO TRACT 3480-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, PER MAP NO. 8875 THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 1, 1978, EXCEPTING THEREFROM THE FOLLOWING:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT 1 HAVE A BEARING ON NORTH 58° 29' 06" WEST AND A LENGTH OF 50.60 FEET. SAID POINT BEING IN A CURVE IN THE SOUTHERLY LINE CHAMPAGNE BOULEVARD CONCAVE NORTHERLY AND HAVING A RADIUS OF 56.00 FEET, A RADIAL BEARS SOUTH 58° 29' 06" EAST.

- (1) THENCE SOUTH 58° 29' 06" EAST 50.600 FEET ALONG THE BOUNDARY OF SAID LOT 1 TO AN ANGLE POINT THEREIN;
- (2) THENCE SOUTH 21° 37' 25" EAST 313.02 FEET ALONG SAID BOUNDARY TO AN ANGLE POINT THEREIN;
- (3) THENCE SOUTH 45° 30' 00" WEST 95.53 FEET, LEAVING SAID BOUNDARY;
- (4) THENCE SOUTH 45° 30' 00" EAST 55.00 FEET;
- (5) THENCE WESTERLY 1° 45' 00" WEST 85.00 FEET TO THE BEGINNING OF CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 65.00 FEET;
- (6) THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33° 15' 00" AN ARC DISTANCE OF 37.72 FEET;
- (7) THENCE SOUTH 35° 00' 00" WEST 27.00 FEET TO THE BEGINNING OF A CURVE NORTHERLY AND HAVING A RADIUS OF 20.00 FEET;
- (8) THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 78° 00' 00" AN ARC DISTANCE OF 27.23 FEET TO A RESERVE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 35.00 FEET, A RADIAL BEARS NORTH 23° 00' 00" EAST;
- (9) THENCE SOUTHWESTERLY ALONG LAST SAID CURVE THROUGH A CENTRAL ANGLE OF 89° 00' 00" AN ARC DISTANCE OF 54.37 FEET;
- (10) THENCE SOUTH 24° 00' 00" WEST 58.00 FEET;
- (11) THENCE SOUTH 36° 00' 00" WEST 55.00 FEET;
- (12) THENCE NORTH 84° 49' 38" WEST 105.00 FEET TO THE WESTERLY LINE OF SAID LOT 1;
- (13) THENCE NORTH 5° 10' 22" EAST 325.00 FEET ALONG SAID WESTERLY LINE TO AN ANGLE POINT THEREIN;
- (14) THENCE NORTH POINT 26° 04' 33" WEST 288.45 FEET ALONG SAID WESTERLY LINE TO AN ANGLE POINT THEREIN;
- (15) THENCE NORTH 56° 29' 53" EAST 99.69 FEET ALONG SAID WESTERLY LINE TO AN

ANGLE POINT THEREIN;

(16) THENCE NORTH 18° 15' 30" EAST 47.77 FEET ALONG SAID WESTERLY LINE TO THE ABOVE MENTIONED SOUTHERLY LINE OF CHAMPAGNE BOULEVARD, SAID POINT BEING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 56.00 FEET, A RADIAL BEARS SOUTH 18° 50' 30" WEST;

(17) THENCE EASTERLY ALONG SAID CURVE IN SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 77° 19' 36" AN ARC DISTANCE 75.58 FEET TO THE POINT BEGINNING.

EXCEPTING THEREFROM LIVING UNITS 1 TO 56, INCLUSIVE, LIVING UNITS 58 TO 98, INCLUSIVE AND LIVING UNITS 100 TO 459, INCLUSIVE, AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN ENTITLED "CHAMPAGNE VILLAGE" RECORDED NOVEMBER 26, 1986 AS FILE NO. 86-551162 OF OFFICIAL RECORDS AND AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 26, 1986, AS FILE NO. 86-551163 OF OFFICIAL RECORDS.

PARCEL 2:

UNIT 305 AS SHOWN ON THAT CERTAIN CONDOMINIUM PLAN REFERRED TO IN PARCEL 1 ABOVE.

PARCEL 3:

AN EASEMENT FOR INGRESS, EGRESS AND ROAD PURPOSES OVER ALL THAT PORTION OF LOT 1 OF COUNTY OF SAN DIEGO TRACT 3480-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, PER MAP NO. 8875 THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, JUNE 1, 1978, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY TERMINUS OF THAT CERTAIN COURSE IN THE NORTHERLY LINE OF SAID LOT 1 HAVING A BEARING OF NORTH 58° 29' 06" WEST AND A LENGHT OF 50.60 FEET, SAID POINT BEING IN A CURVE IN THE SOUTHERLY LINE OF LAWRENCE WELK DRIVE (SHOWN AS "CHAMPAGNE BOULEVARD" ON SAID MAP 8875) CONCAVE NORTHERLY AND HAVING A RADIUS OF 56.00 FEET, A RADIAL BEARS SOUTH 58° 29' 06" EAST.

(1) THENCE SOUTH 58° 29' 06" EAST 50.60 FEET ALONG THE BOUNDARY OF SAID LOT 1 TO AN ANGLE POINT THEREIN;

(2) THENCE SOUTH 21° 37' 25" EAST 313.02 FEET ALONG SAID BOUNDARY TO AN ANGLE POINT THEREIN;

(3) THENCE SOUTH 2° 40' 37" WEST 95.53 FEET, LEAVING SAID BOUNDARY;

(4) THENCE NORTH 22° 04' 31" WEST 87.07 FEET TO A LINE PARALLEL WITH AND 40.00 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, AND ABOVE MENTIONED COURSE IN THE BOUNDARY OF SAID LOT 1 HAVING A BEARING OF SOUTH 21° 37' 25" EAST;

(5) THENCE NORTH 21° 37' 25" WEST 97.00 FEET ALONG SAID PARALLEL LINE;

(6) THENCE NORTH 37° 18' 14" WEST 37.00 FEET TO A LINE PARALLEL WITH AND 50.00 FEET WESTERLY FROM, MEASURED AT RIGHT ANGLES, SAID COURSE IN SAID BOUNDARY;

(7) THENCE NORTH 21° 37' 25" WEST 100.00 FEET ALONG SAID PARALLEL LINE;

(8) THENCE NORTH 39° 00' 00" WEST 92.00 FEET;

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(9) THENCE NORTH 29° 30' 00" WEST 24.73 FEET TO THE ABOVE MENTIONED SOUTHERLY LINE OF LAWRENCE WELK DRIVE (SHOWN AS "CHAMPAGNE BOULEVARD" ON SAID MAP 8875), SAID POINT BEING IN A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 56.00 FEET, A RADIAL BEARS SOUTH 4° 02' 31" EAST;

(10) THENCE EASTERLY ALONG SAID CURVE IN SAID SOUTHERLY LINE THROUGH A CENTRAL ANGLE OF 54° 26' 35" AN ARC DISTANCE OF 53.21 FEET TO THE POINT OF BEGINNING.