

RECORDING REQUESTED BY:  
ORANGE COAST TITLE CO.

DOC# 2020-0035282



Jan 23, 2020 08:51 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$940.80 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

WHEN RECORDED MAIL DOCUMENT AND TAX  
STATEMENT TO:

Aaron Magagna  
6425 Caminito Liso  
San Diego CA 92111

APN: 543-020-04-00 TRA: 08001  
TITLE ORDER NO.: 140-2041997-32  
ESCROW NO.: 2041997-JG

THIS SPACE FOR RECORDER'S USE ONLY

**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,
- 1 ☐ 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,
- 2 ☐ Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 3 ☐ 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
- 4 ☐ Exempt from fee per GC27388.1; document transfers real property that is a residential dwelling to an owner-occupier, or,
- 5 ☐ Exempt from fee per GC27388.1 due to being 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) \_\_\_\_\_, or,
- 7 ☐ Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 8 ☐ Exempt from fee under GC27388.1 for the following reasons:  
\_\_\_\_\_

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION  
(Additional recording fee applies)

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Orange Coast Title Company

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Aaron Magagna  
6425 Caminito Liso  
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APN: 543-020-04-00 TRA 08001  
TITLE ORDER NO.: 140-2041997-32  
ESCROW NO.: 2041997-IG

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**GRANT DEED**

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 910.80 County**  
XX 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.  
\_\_\_ OR transfer is EXEMPT from tax for the following reason:

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** John David Ek, as Successor Trustee of the Ek Family Trust, dated Jan. 5, 1994

HEREBY GRANT(S) to Aaron / Jacob Magagna, a Married Man as his sole and separate property

All that real property situated in the City of San Diego, County of San Diego, State of California, described as:  
The Northeasterly 50 fee of that portion of Block 25 of Tract No. 2 of Encanto Heights, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 1100 filed in the Office of the County Recorder of San Diego County December 5, 1907, as shown on Map No. 2121, of Jofaina Vista, Filed in the Office of the County Recorder of San Diego County July 20, 1928, now abandoned and described therein as Lot 24, said Northeasterly 50 feet being measured along the Southeasterly line of said Lot 24.

**Commonly Known As:** Commercial Lot, APN 543-020-04-00 Federal Blvd, San Diego, CA 92114.

October 28, 2019

John David Ek, as Successor Trustee of the Ek Family Trust, dated Jan. 5, 1994

By: 

John David Ek, Successor 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 November 13th, 2019, before me, T. Kinard, a Notary Public personally appeared John David Ek

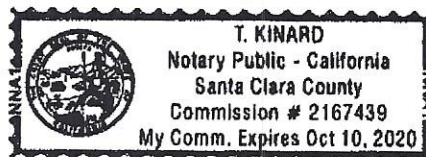
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 

(SEAL)



MAIL TAX STATEMENTS AS DIRECTED ABOVE



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Orange Coast Title Company

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STATEMENT TO:

Aaron Magagna  
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San Diego, CA 92111

APN: 543-020-04-00 TRA 08001  
TITLE ORDER NO.: 140-2041997-32  
ESCROW NO.: 2041997-IG

CERTIFICATION

Under the provisions of Government Code 27381.7 I  
certify under the penalty of perjury that the following is a  
true copy of illegible wording found in the attached  
document.

Date

Signature

Print Name:

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STATE OF CALIFORNIA  
COUNTY OF \_\_\_\_\_

On \_\_\_\_\_, before me, \_\_\_\_\_, a Notary Public

personally appeared John David Ek

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.

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Signature \_\_\_\_\_

(SEAL)

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