

DOC# 2020-0449395



Aug 12, 2020 10:06 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

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

PCOR: N/A

PAGES: 9

RECORDING REQUESTED BY:

THE CITY OF SAN DIEGO

AND WHEN RECORDED MAIL TO:

CITY CLERK
CITY OF SAN DIEGO
MAIL STATION 2A

Originating Dept - DSD/LDR - M.S. 501

(THIS SPACE FOR RECORDER'S USE ONLY)

GRANT DEED - PUBLIC STREET EASEMENT

J.O. NO: N/A

ASSESSOR'S PARCEL NO: 543-020-04-00

PTS NO: 653662

DWG NO: 41708-B

NO DOCUMENT TAX DUE
R & T CODE 11922

NO FEE FOR GOVT. AGENCY
GOVERNMENT CODE 27383

For valuable consideration, receipt of which is hereby acknowledged, Aaron Jacob Magagna, a married man, as his sole and separate property

HEREBY GRANT(S) AND DEDICATES to public use, to the City of San Diego, a municipal corporation, in the County of San Diego, State of California, a permanent easement and right-of-way for public street and incidents and appurtenances thereto, over, under, along and across all that real property situated in the City of San Diego, County of San Diego, State of California described as follows:

See exhibit "A" attached hereto and exhibit "B" attached hereto for illustration purposes.

Date:


5/27/2020

Grantor:

(type or print) Aaron Jacob Magagna

Note: For Notary, See Attached CA All

By:

(signature) 
(type or print name)

Purpose Ack. For AARON JACOB MAGAGNA

This is to certify that the interest in real property conveyed by this instrument to the City of San Diego, a municipal corporation, is hereby accepted by the undersigned officer on behalf of the City of San Diego, pursuant to authority conferred by the Municipal Code, and the grantee consents to recordation thereof by its duly authorized officer.

Date:

7/16/2020

For City Engineer

By:

Frederick R. LePage, Deputy
FREDERICK R. LePAGE, DEPUTY

NOTE: NOTARY ACKNOWLEDGMENTS FOR ALL SIGNATURES MUST BE ATTACHED, PER CIVIL CODE SEC. 1180 ET. SEQ.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
Upon request, this information is available in alternative formats for persons with disabilities.

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

On 05. 27. 2020 before me, MEHUL V. RAWAL (Notary Public)
(insert name and title of the officer)

personally appeared AARON JACOB MAGAGNA
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 Mehul V. Rawal (Seal)





City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101
(619) 446-5000

Subordination Agreement

FORM
DS-3239
NOVEMBER 2007

WHEREAS, the owner of that certain property hereinafter described has granted to the City of San Diego, a municipal corporation, in the County of San Diego, State of California, the permanent easement and right of way:

(LEGAL DESCRIPTION OF PROPERTY IS ATTACHED)

AND WHEREAS, John David Ek, as Successor Trustee of the Ek Family Trust Dated Jan. 5, 1994
is hereinafter known as the BENEFICIARY; and Orange Coast Title Company
is hereinafter known as the TRUSTEE as of the date of this instrument under that certain deed of trust executed by
Aaron Jacob Magagna, a married man, as his sole and separate property

to secure a note for \$(383,000.00) Three Hundred Eighty-Three Thousand Dollars with interest dated January 22, 2020 and recorded January 23, 2020 in Official Records of the San Diego County Recorder, covering the property hereinabove described, as Instrument No. 2020-35284.

AND WHEREAS, the BENEFICIARY affirms that he is
the owner and holder of the hereinabove described trust deed note, and has not assigned his interest in same, do hereby direct and authorize said TRUSTEE to join with him in the execution of this instrument.

NOW, THEREFORE, for and in consideration of the benefits to accrue to the above described land by acceptance of said easement by said City of San Diego, the undersigned expressly subordinates all right, title and interest in and to that portion of said premises herein described, covered by said deed of trust, to the interest of said City of San Diego in said easement with the intent that said easement shall be prior and superior to the lien of the deed of trust hereinabove described.

IN WITNESS WHEREOF, the BENEFICIARY and the TRUSTEE have caused this instrument to be executed this

4 day of August, 2020.

AS TRUSTEE:

Orange Coast Title Company

Signature: _____

Name: _____

AS BENEFICIARY:

John David Ek, as Successor Trustee

Signature: John David Ek

Name: John David Ek

AKA: JOHN EK

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDGMENTS PER CIVIL CODE SEC. 1180 ET SEQ.

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-3239 (11-07)

SUBSCRIBED AND SWORN TO BEFORE ME

THIS 4 DAY OF Aug, 2020

Jolaine Barney
NOTARY PUBLIC



JOLAINE BARNEY
Notary Public
State of Utah
My Commission Expires 02/06/2021
COMMISSION NUMBER 682629

STATE OF UTAH
COUNTY OF SEVIER

On August 4, 2020, before me, Jolaine Barney a Notary Public, personally appeared John Ek, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Jolaine Barney



Acknowledgment

State of Utah)

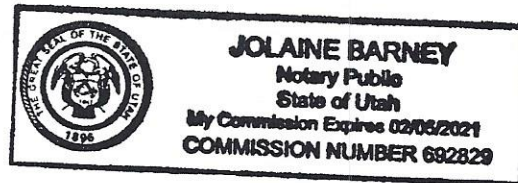
County of [§]Sevier)

On this 4 day of Aug. in the year 2020, before me, Jolaine Barney a notary
date month year notary public name

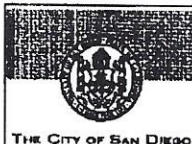
public, personally appeared John EK, proved on the basis of satisfactory
name of document signer
evidence to be the person(s) whose name(s) (is/are) subscribed to this instrument, and acknowledged
(he/she/they) executed the same.

Witness my hand and official seal.

Jolaine Barney
(notary signature)



(seal)



City of San Diego
Development Services
1222 First Ave., MS-501
San Diego, CA 92101
(619) 446-5000

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is hereinafter known as the TRUSTEE as of the date of this instrument under that certain deed of trust executed by

Aaron Jacob Magagna, a married man, as his sole and separate property

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AND WHEREAS, the BENEFICIARY affirms that he is the owner and holder of the hereinabove described trust deed note, and has not assigned his interest in same, do hereby direct and authorize said TRUSTEE to join with him in the execution of this instrument.

NOW, THEREFORE, for and in consideration of the benefits to accrue to the above described land by acceptance of said easement by said City of San Diego, the undersigned expressly subordinates all right, title and interest in and to that portion of said premises herein described, covered by said deed of trust, to the interest of said City of San Diego in said easement with the intent that said easement shall be prior and superior to the lien of the deed of trust hereinabove described.

IN WITNESS WHEREOF, the BENEFICIARY and the TRUSTEE have caused this instrument to be executed this 13 day of May, 2020.

AS TRUSTEE:

Orange Coast Title Company

Signature: [Signature]

Name: Tim Pearson

AKA: TIMOTHY HELAND PEARSON

AS BENEFICIARY:

John David Ek, as Successor Trustee

Signature: [Signature]

Name: [Signature]

NOTE: ALL SIGNATURES MUST INCLUDE NOTARY ACKNOWLEDGMENTS PER CIVIL CODE SEC. 1180 ET SEQ.

ALL PURPOSE 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 BERNARDINO)

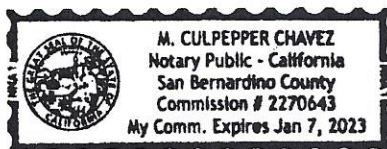
) ss.

On 5/13/2020, 2020, before me, M. Culpepper Chavez, a Notary Public,

personally appeared Timothy Leland Pearson,
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.



A large, stylized handwritten signature in black ink, appearing to read "MCulpepper", written over a horizontal line.


EXHIBIT "A"
LEGAL DESCRIPTION
Public Street Easement
APN 543-020-04

The southeasterly 2 feet of the northeasterly 50 feet of Lot 24 per Map No. 2121 filed July 20, 1928, as described in that deed recorded January 23, 2020, as document number 2020-0035282 of official records, in the City of San Diego, County of San Diego, State of California.

Containing: 100 sq. ft. or 0.002 Acres, more or less.

Attached hereto is Drawing No. 41708-B, labeled Exhibit 'B' and by this reference made a part hereof.

Prepared By



Nicholas A. Rossi, L.S. 9149

9-6-2020
Date



PTS No: 653662
Dwg No. 41708-B

EXHIBIT "B"

478-290-05
POR. LOT 13
PER MAP 330

N 89°03'30" E 14.60'
(N 89°03'30" E 14.59')
[14.60']

478-290-06
POR. LOT 13
PER MAP 330

N 55°43'30" E 37.43'
(N 55°43'30" E)
[37.43']

6' UNNAMED
EASEMENT PER
MAP 2121

543-020-37
LOT 14 PER
MAP 7035

MAP
2121

(WINNETT ST.
VACATED)

10' SEWER 543-020-03
EASEMENT PER
BK 1509 PG 31
OF DEEDS
7/20/1928

ROS
19355

(20' DEDICATED AS LEMON
GROVE BLVD. PER MAP 2121)

(60' DEDICATED AS
LEMON GROVE AVE.
PER MAP 1193)

WINNETT ST.

NOTE 1:
NORTHEASTERLY 50' OF
LOT 24 PER DEED
RECORDED 1/23/2020
DOC# 2020-0035282

FEDERAL BLVD.

STREET OPENING (WIDTH VARIES)
PER DOC#1996-0241849 RECORDED 5/13/1996
{N 60°14'00" E} N 59°47'38" E

MAP
1193

0' 40' 80' 120'
SCALE 1" = 40'

LEGEND

- SUBJECT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT CENTERLINE
- EASEMENT LINE
- FORMER R/W LINE
- FORMER PROPERTY LINE
- PROPERTY LINE

- () RECORD PER MAP 2121
- [] RECORD PER ROS 19355
- { } RECORD PER ROS 16813

INDICATES PUBLIC STREET EASEMENT - ACQUIRED
AREA = 100.00 SQ. FT. (0.002 ACRES)

BASIS OF BEARINGS

FOR THIS PROJECT IS A PORTION OF THE NORTHERLY RIGHT OF
WAY LINE OF FEDERAL BOULEVARD AS SHOWN ON MAP No. 2121.
i.e. S58°43'00"W

REFERENCES

MAP No.2121
RECORD OF SURVEY No.16813
RECORD OF SURVEY No.19355
APN 543-020-04

NICHOLAS A. ROSSI
11503 SCRIPPS CREEK DR.
SAN DIEGO, CA 92131 858.437.2603



NICHOLAS A. ROSSI P.L.S. 9149 DATE

DOCUMENT No. _____
RECORDED _____

PUBLIC STREET EASEMENT

IN THE PORTION OF THE NORTHEASTERLY 50 FEET OF LOT 24, MAP 2121

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 653662
ORIGINAL	NAR				SHEET 1 OF 1 SHEET	I.O. N/A
					FOR CITY LAND SURVEYOR	1844-6309
					DATE	CCS 83 COORDINATES
						204-1749
						NAD 27 COORDINATES
						41708-B
STATUS						