

Recording Requested by:
Orange Coast Title Company
of Southern California

RECORDING REQUESTED BY:
Orange Coast Title Company
Order No. 350-2227659-11
Escrow No. 22904
Parcel No. 543-020-04-00

AND WHEN RECORDED MAIL TO:

2021 BPPE, LLC A CALIFORNIA
LIMITED LIABILITY COMPANY
5753 SANTA ANA CANYON ROAD #215
ANAHEIM, CA 92807

DOC# 2021-0303479



Apr 20, 2021 08:00 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$2,230.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$2,200.00 and CITY \$0

- ☒ computed on full value of property conveyed, or
☐ computed on full value less liens or encumbrances remaining at the time of sale.
☐ unincorporated area: ☒ San Diego, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

FTRUCK2, LLC a California Limited Liability Company

hereby GRANT(S) to

2021 BPPE, LLC A California Limited Liability Company

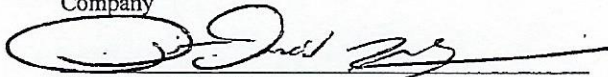
the following described real property in the County of **San Diego**, State of California:

The Northeasterly 50 feet 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.

More commonly known as: **6220 Federal Blvd., San Diego, CA 92114**

Date April 12, 2021

FTRUCK2, LLC a California Limited Liability
Company



By: Aaron Jacob Magagna, Authorized Signer

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 } S.S.

On 4.12.2021, before me, Quinlin R Holmes, Notary Public
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.

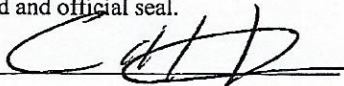
Signature  (Seal)



Exhibit "A"

Parcel A:

The Northeasterly 50 feet 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.

Parcel B:

A perpetual easement for installation, maintenance, repair and replacement of a 4" Private Sewer Lateral on, over, under, through and across a portion of Lot 13 of the Rancho Mission of San Diego, according to partition Map of said Rancho on file in the Office of the County Clerk of San Diego County, in the action entitled "Juan M. Luco et al vs. The Commercial Bank of San Diego, et al", in Superior Court Case No. 348, in the County of San Diego and that portion of Block 25 in Tract 2 of Encanto Heights, according to Map thereof No. 1100, filed in the Office of the County Recorder of said San Diego County, December 5, 1907, as shown on Map No. 2121 of Jofaina Vista, filed in the Office of the County Recorder of said San Diego County, now abandoned and designated thereon as Lot 26, being in the City of San Diego, County of San Diego, State of California, as described as whole as follows:

Point of Beginning is the Southeasterly corner of Lot 24 per Map No. 2121 filed July 20th, 1928 as described in that deed recorded January 23rd, 2020 as Document Number 2020-0035282 of Original Records, being the City of San Diego, County of San Diego, and the State of California, being a point on Northerly right of way of Federal Boulevard (dedicated as Lemon Grove Boulevard Per Map 2121); thence leaving said right of way, North $31^{\circ} 17' 00''$ West 94.74 feet; thence South $89^{\circ} 03' 30''$ West 3.18 feet along the Northerly line of said Lot 24 to the True Point of Beginning; thence North $62^{\circ} 33' 00''$ West 42.93 feet; thence South $24^{\circ} 56' 32''$ East 1.19 feet; thence South $65^{\circ} 03' 28''$ West 5.40 feet; thence South $62^{\circ} 33' 00''$ East 36.03 feet; thence North $89^{\circ} 03' 30''$ East 10.52 feet to the True Point of Beginning.