

Prepared For:
Lawyers Title
Lawyers Title Co.

Lawyers Title
9095 Rio San Diego 4th Fl
San Diego, CA 92108
Phone: (800) 464-8444
Fax: (858) 650-3939

Property Address: LAWSON VALLEY RD
JAMUL, CA 91935
Assessor's Parcel No: 522-260-01-00
Title Representative:

Thank You For Choosing Lawyers Title

This title information has been furnished without charge by Lawyers Title in conformance with the rules established by the California Insurance Commissioner, who urges you to shop for the best service available and compare charges and fees for title insurance and other services associated with the purchase or sale of a home.

This information is provided as an accommodation only. The information contained herein is not a complete statement or representation of the status of title to the property in question and no assurances are made or liability assumed as to the accuracy thereof. If you wish protection against loss with respect to the status of title, you should obtain a commitment, binder or policy of title insurance.

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Property Information

Primary Owner : HUSS RICHARD W
Secondary Owner : HUSS JANET; AKA HUSS JANET M
Site Address : LAWSON VALLEY RD
JAMUL, CA 91935-
Mailing Address : 17088 LAWSON VALLEY RD
JAMUL, CA 91935
Assessor Parcel Number : 522-260-01-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : 0213.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : 1274-A3
Legal Description : Abbreviated Description: SEC/TWN/RNG/MER:SEC 28 TWN 16 RNG 02E
SEC 28-16-2E*NE 1/4 OF*W 1/4 OF N 1/2 OF NW 1/4 OF*

Property Characteristics

Bedrooms :	0	Year Built :	N/A	Square Feet :	0
Bathrooms :	0.0	Garage :	N/A	Lot size :	5 AC
Partial Bath :	0	Fireplace :	N/A	Number of Units :	0
Total Rooms :	0	Pool/Spa :	N	Use Code :	Residential-Vacant Land
Zoning :	R-1:SINGLE				

Sale/Loan Information

Transfer Date :	10/31/2006	Document # :	2006-0774217
Transfer Value :	\$700,000	Cost/Sq Feet :	N/A
First Loan Amt :	\$280,000	Lender :	HOME BANK OF CALIFORNIA

Assessment/Tax Information

Assessed Value :	\$120,000	Tax Amount :	\$1,423.46
Land Value :	\$120,000	Tax Status :	Current
Improvement Value :	\$0	Tax Rate Area :	79-011
Percent Improvement :	0 %	Homeowner Exemption :	N

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SUBJECT PROPERTY HISTORY

Mortgage Record

Recording Date:	03/28/2008	Document #:	2008-0164667
Loan Amount:	\$30,000	Loan Type:	Unknown
TD Due Date:		Type of Financing:	
Lender Name:	JONATHAN JORDAN		
Lender Type:	Private Party (individual)		
Buyer Vesting:	HUSS,RICHARD		
Vesting:			

Mortgage Record

Recording Date:	10/31/2006	Document #:	2006-0774219
Loan Amount:	\$70,000	Loan Type:	Stand Alone Second
TD Due Date:		Type of Financing:	
Lender Name:	THE ROBINSON INTER VIVOS TRUST		
Lender Type:	Private Party (individual)		
Buyer Vesting:	HUSS,RICHARD W; HUSS,JANET		
Vesting:	Community Property(Marital Community)		

Prior Transfer

Recording Date:	10/31/2006	Document #:	2006-0774217
Price:	\$700,000	Document Type:	Grant Deed
First TD:	\$280,000	Type of Sale:	0
Lender Name:	HOME BANK OF CALIFORNIA		
Buyer Name:	HUSS, RICHARD W; HUSS, JANET		
Buyer Vesting:	Community Property(Marital Community)		
Sell Name:	ROBINSON, BILLY WAYNE; ROBINSON, ANN MCKINNEY		
City/Muni/Twp:	JAMUL		
Legal:	SEC/TWN/RNG/MER:W4N2NW4NE4 S28T16SR02E SBM		

Prior Transfer

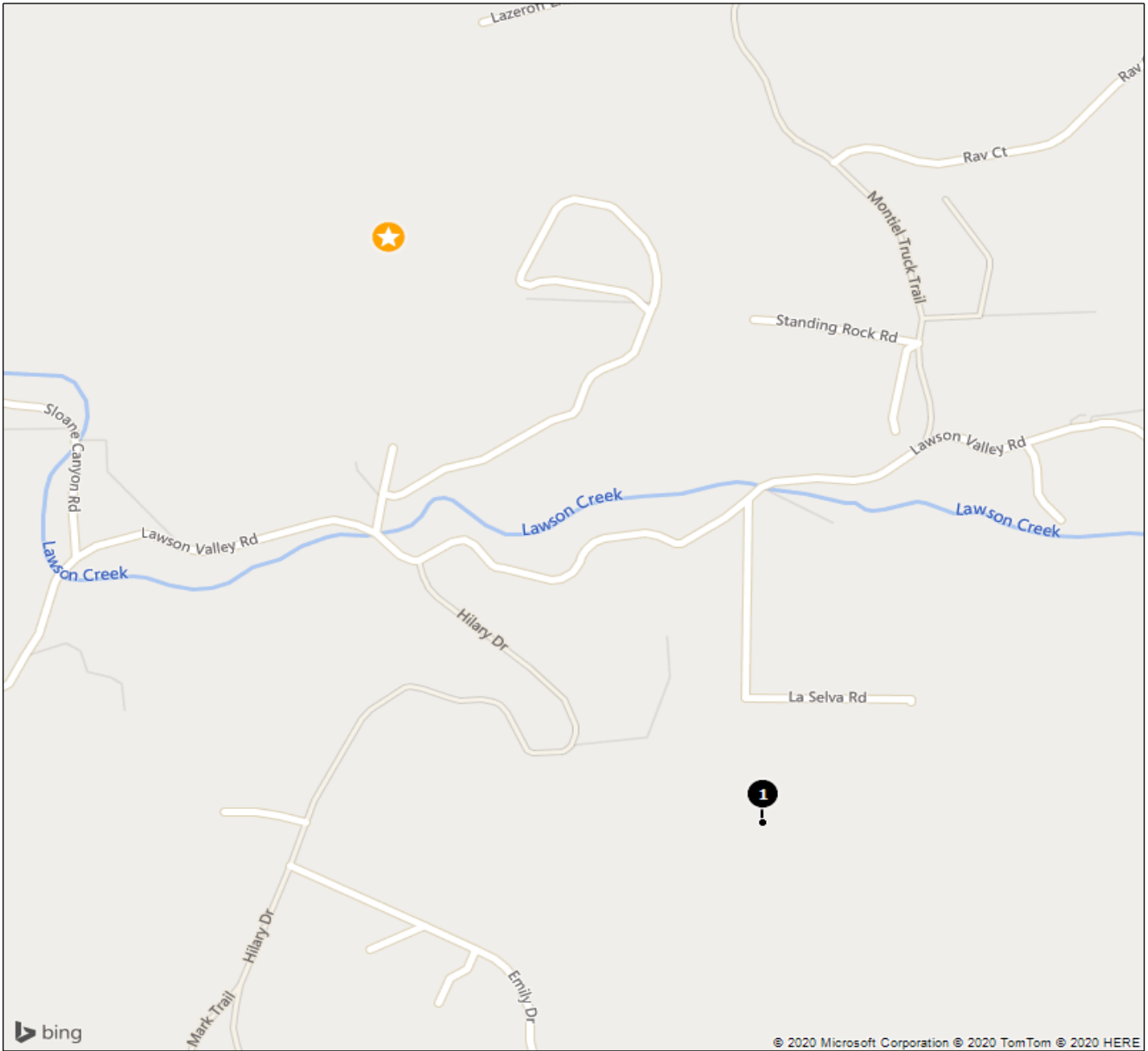
Recording Date:	07/22/1998	Document #:	1998-0455732
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	ROBINSON, BILLY WAYNE; ROBINSON, ANN MCKINNEY		
Buyer Vesting:	Trust		
Sell Name:	, ROBINSON ANN M		
City/Muni/Twp:	CAMARILLO		
Legal:	W 1/4 OF N 1/2 OF NW 1/4 OF NE 1/4 OF SEC 28-16-2E		

Prior Transfer

Recording Date:	12/17/1997	Document #:	1997-0640881
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	
Lender Name:			
Buyer Name:	ROBINSON, BILLY WAYNE; ROBINSON, ANN MCKINNEY		
Buyer Vesting:	Trust		
Sell Name:	, ROBINSON ANN M		
City/Muni/Twp:	CAMARILLO		
Legal:	CITY:LAWSON VALLEY W 1/4 OF N 1/2 OF NW 1/4 OF NE 1/4 OF SEC 28-16-2E		

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LAWSON VALLEY RD
JAMUL, CA 91935-



1. 4757 La Selva Rd, Jamul

06/19/2020

\$130,000

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11/07/2020 03:09:40 AM

Customer Service Rep: Vijayakumar



Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 5/17/2019 to 11/7/2020
 Land Use: Same as Subject

Area Sales Analysis

	Low	Median	High
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	11	11	11
Living Area (SqFt):			
Sale Price:	\$130,000	\$130,000	\$130,000
Year Built:			
Age:			

Subject Property

Sale Date: 10/31/2006 Year Built: N/A Price: \$700,000 Pool: N
 Lot Size: 5 AC Square Feet: N/A \$/SF: N/A BR/Bth: 0/0.0

Comparable Sales Data

No.	Address	Date	Price	Loan	\$/SF	SqFt	BR/Bth	Year Built	Lot Size	Pool	
1	4757 LA SELVA RD JAMUL, CA 91935	06/19/2020	\$130,000	\$0	\$0	0	0		10.67 SF	N/A	
Owner: LUTTRELL, PAULA J		Seller: MEYERS, MILTON									
APN: 522-042-52-00		Document #: 2020-0321033									
Legal: Lot:1 Subdivision:PARCEL MAP 18368 Map Ref:DOC 99-740856City/Muni/Twp:UNINCORPORATED											
Land Use: Residential-Vacant Land		Located approximately 0.65 miles from subject property.									

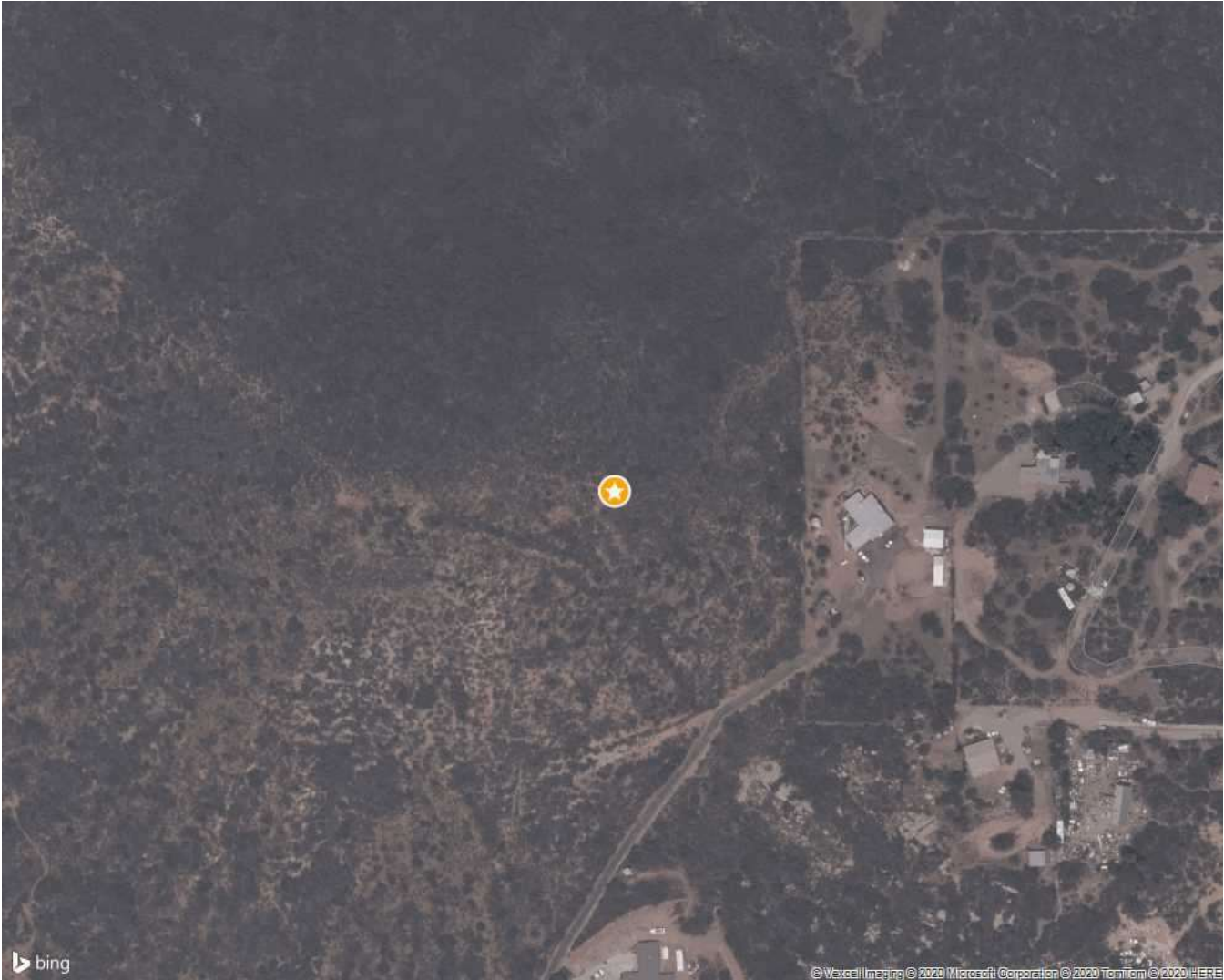
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p>KOREN JAMES F & GERTRUD A TRUST (01-09-84) 16101 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-68-00 Bedrooms: 4 Telephone: Bathrooms: 3 Square Feet: 2,384 Lot size: 8 Year Built: 1990 Garage: G Sale Date: 04/16/2004 Land Use: Single Family Residential</p>	<p>HULTQUIST ROBERT & MARY E TRUST (07-29-03) 16245 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-20-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 3,500 Lot size: 10 Year Built: Garage: G Sale Date: 07/30/2003 Land Use: Single Family Residential</p>
<p>GOE ROBERT & KAREN FAMILY TRUST (03-08-05) 16343 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-54-00 Bedrooms: 1 Telephone: Bathrooms: 1 Square Feet: 2,130 Lot size: 3 Year Built: 1989 Garage: Sale Date: 03/10/2005 Land Use: Single Family Residential</p>	<p>VANWINKLE TARA 16234 WOOD VALLEY TRL JAMUL, CA 91935 APN: 522-120-14-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 1,891 Lot size: 20 Year Built: 1982 Garage: Sale Date: Land Use: Rural Residence (Agricultural)</p>
<p>HUIZAR ISRAEL & LIZARRAGA ALVA 16057 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-41-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 1,068 Lot size: 7 Year Built: 1990 Garage: Sale Date: Land Use: Agricultural/Rural(General)</p>	<p>VANWINKLE CARL E & KATHLEEN C 16256 WOOD VALLEY TRL JAMUL, CA 91935 APN: 522-120-32-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 12/10/2002 Land Use: Agricultural/Rural(General)</p>
<p>VALENCIA CRISTOBAL S 15934 WOOD VALLEY TRL JAMUL, CA 91935 APN: 522-120-55-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 7,993 Lot size: 10 Year Built: 1991 Garage: Sale Date: Land Use: Rural Residence (Agricultural)</p>	<p>KRAFT YOKO H 2015 TRUST 16341 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-53-00 Bedrooms: 0 Telephone: 619-674-0810 Bathrooms: 0 Square Feet: 0 Lot size: 5 Year Built: Garage: Sale Date: Land Use: Mobile home</p>
<p>BARRIOS DOLORES D TRUST (06-16-93) 16345 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-56-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,080 Lot size: 3 Year Built: 1999 Garage: G Sale Date: 04/25/2007 Land Use: Single Family Residential</p>	<p>HAZEL FAMILY TRUST (08-02-16) 16224-1638 LAWSON VALLEY RD JAMUL, CA 91935 APN: 522-020-24-00 Bedrooms: 6 Telephone: Bathrooms: 4 Square Feet: 2,507 Lot size: 10 Year Built: 1940 Garage: G Sale Date: Land Use: Single Family Residential</p>

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LAWSON VALLEY RD
JAMUL, CA 91935-

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11/07/2020 03:09:41 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
 Searched: 522-260-01-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: RAJASEKHARA REDDY
 Searched On: 11/6/2020 2:51 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6303-SAN DIEGO OPS | 31 | CRN: 00063-00003

APN:	522-260-01-00
Described As:	W 1/4 OF N 1/2 OF NW 1/4 OF NE 1/4 OF SEC 28-16-2E
Address:	LAWSON VALLEY RD
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	17088 LAWSON VALLEY RD JAMUL CA 91935
Assessed Owner(s):	HUSS RICHARD W AND HUSS JANET <AKA HUSS JANET M>
Search As:	Tax ID 522-260 Parcel 1

Tax Rate Area:	79011	Value	Conveyance Date:	11/20/2008
Use Code:		Land:	Conveying Instrument:	601638
Region Code:		Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
		Exemptions	Square Footage	
Tax Rate:	1.182590 %	Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	
Issue Date:		Personal Property:	Tax Defaulted:	
		Religious:		
		All Other:		
		Net Taxable Value:	Total Tax:	1,423.46

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	711.73	71.17	12/10/2020	UNPAID		711.73
2nd	711.73	81.17	04/10/2021	UNPAID		711.73
Total Balance:						1,423.46

Parcel Status:	Exempt: NO	Common Area:
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Account	Special Lien Description	Amount
511913	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	2.08

THE INFORMATION PROVIDED IS A SUMMARIZED SEARCH OF OUR RECORDS. BLACK KNIGHT DOES NOT WARRANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A FULL/EXTENDED TAX SEARCH IS RECOMMENDED.

***** END OF REPORT *****

RECORDING REQUESTED BY
COMMONWEALTH TITLE 22362
AND WHEN RECORDED MAIL TO

RICHARD HUSS
17088 LAWSON VALLEY ROAD
JAMUL, CALIFORNIA 91935

Fp
3P
WF
FF

DOC # 2006-0774217



OCT 31, 2006 3:33 PM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 793.00
DC: 00
PAGES: 3



2006-0774217

Escrow No. 608065236 - 16N
Order No. 608065236

3726031-65

522-030-14; 13; 02; 01

GRANT DEED

Assessor's Parcel No:

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$770.00
 unincorporated area City of
 computed on the full value of the interest or property conveyed, or is
 computed on the full value less the value of liens or encumbrances remaining at time of sale, and

522-030-13
522-030-14 522-030-02
522-030-01

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
BILLY WAYNE ROBINSON AND ANN MCKINNEY ROBINSON, AS TRUSTEES OF THE ROBINSON INTER
VIVOS TRUST, DATED 5-16-86.

hereby GRANT(S) to
RICHARD W. HUSS AND JANET HUSS, HUSBAND AND WIFE AS COMMUNITY PROPERTY

the following described real property in the
County of SAN DIEGO, State of California:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF



Dated September 5, 2006

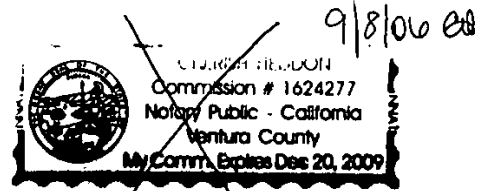
STATE OF CALIFORNIA
COUNTY OF Ventura } SS.
On September 8, 2006 before me,

Billy Wayne Robinson, TTEE
BILLY WAYNE ROBINSON, TRUSTEE

Cherrish Heddon
a Notary Public in and for said County and State, personally appeared
Billy Wayne Robinson and Ann McKinney Robinson

Ann McKinney Robinson, TTEE
ANN MCKINNEY ROBINSON, TRUSTEE

personally known to me (or 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.



WITNESS my hand and official seal.
[Signature]
Signature of Notary

September 20, 2009
Date My Commission Expires FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

GD1 -05/30/97bk

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

Parcel 1:

That portion of the Southeast Quarter of Northwest Quarter of Section 28, Township 16 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to Official United States Government Survey, approved, September 4, 1880, particularly described as follows:

Beginning at a point in the North line of said Southeast Quarter of Northwest Quarter, Section 28, distant thereon South 89° 44' West, a distance of 330.00 feet from the Northeast corner of said Southeast Quarter of Northwest Quarter, said point being the Northwest corner of land described in Deed to E.L. Chandler, et ux, dated October 31, 1940 and recorded November 2, 1940 in Book 1079, Page 471 of Official Records of said County; thence South along the West line of said land described in Deed to E.L. Chandler, et ux, a distance of 487.30 feet to an iron pipe; thence South 68° 51' West, 353.84 feet; thence West 70.00 feet; thence North 613.10 feet to the said North line of said Southeast Quarter of the Northwest Quarter of Section 28; thence North 89° 44' East along said North line 400 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within Grant Deed, recorded January 3, 1968 as File No. 923 of Official Records.

APN: 522-030-14-00

Parcel 2:

That portion of the Southeast Quarter of Northwest Quarter of Section 28, Township 16 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved, September 4, 1880, described as follows:

Beginning at a point in the North line of said Southeast Quarter of the Northwest Quarter of said Section 28, distant thereon South 89° 44' West, a distance of 330 feet from the Northeast corner of said Southeast Quarter of the Northwest Quarter, said point being the Northwest corner of the land described in Deed to E.L. Chandler, et ux, dated October 31, 1940 and recorded November 2, 1940 in Book 1079, Page 471 of Official Records of said County; thence South along the West line of said land described in Deed E.L. Chandler, et ux, a distance of 487.30 feet; thence South 68° 51' West, 353.84 feet; thence West 70 feet to the True Point of Beginning; thence continuing West 125 feet; thence North 41° 40' West, 550 feet; thence North 200 feet to said North line of said Southeast Quarter of the Northwest Quarter of Section 28; thence North 89° 44' East along



said North line 490.6 feet to a line which bears North from the True Point of Beginning; thence South 613.10 feet to the True Point of Beginning.

APN: 522-030-13-00

Parcel 3:

The Northeasterly Quarter of the Northwest Quarter, all in Section 28, Township 16 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved, September 4, 1880.

APN: 522-030-02-00

Parcel 4:

The Westerly $\frac{1}{4}$ of the Northerly $\frac{1}{2}$ of the Northwesterly $\frac{1}{4}$ of the Northeasterly $\frac{1}{4}$ of the Section 28, Township 16 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to United States Government Survey, approved September 4, 1880.

APN: 522-260-01-00

