



Property Information

Primary Owner : DUNN PAUL W & JOAN M TRUST (05-13-70)
Secondary Owner : N/A
Site Address : MONTIEL TRUCK TRL
JAMUL, CA 91935-
Mailing Address : 2864 WILDWIND DR
EL CAJON, CA 92019
Assessor Parcel Number : 521-110-69-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : 0213.02
Housing Tract Number : N/A
Lot Number : N/A
Page Grid : -
Legal Description : Abbreviated Description: SEC 22-16-2E*NWQ*DOC16-0168434 IN SWQ OF

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 3.17 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

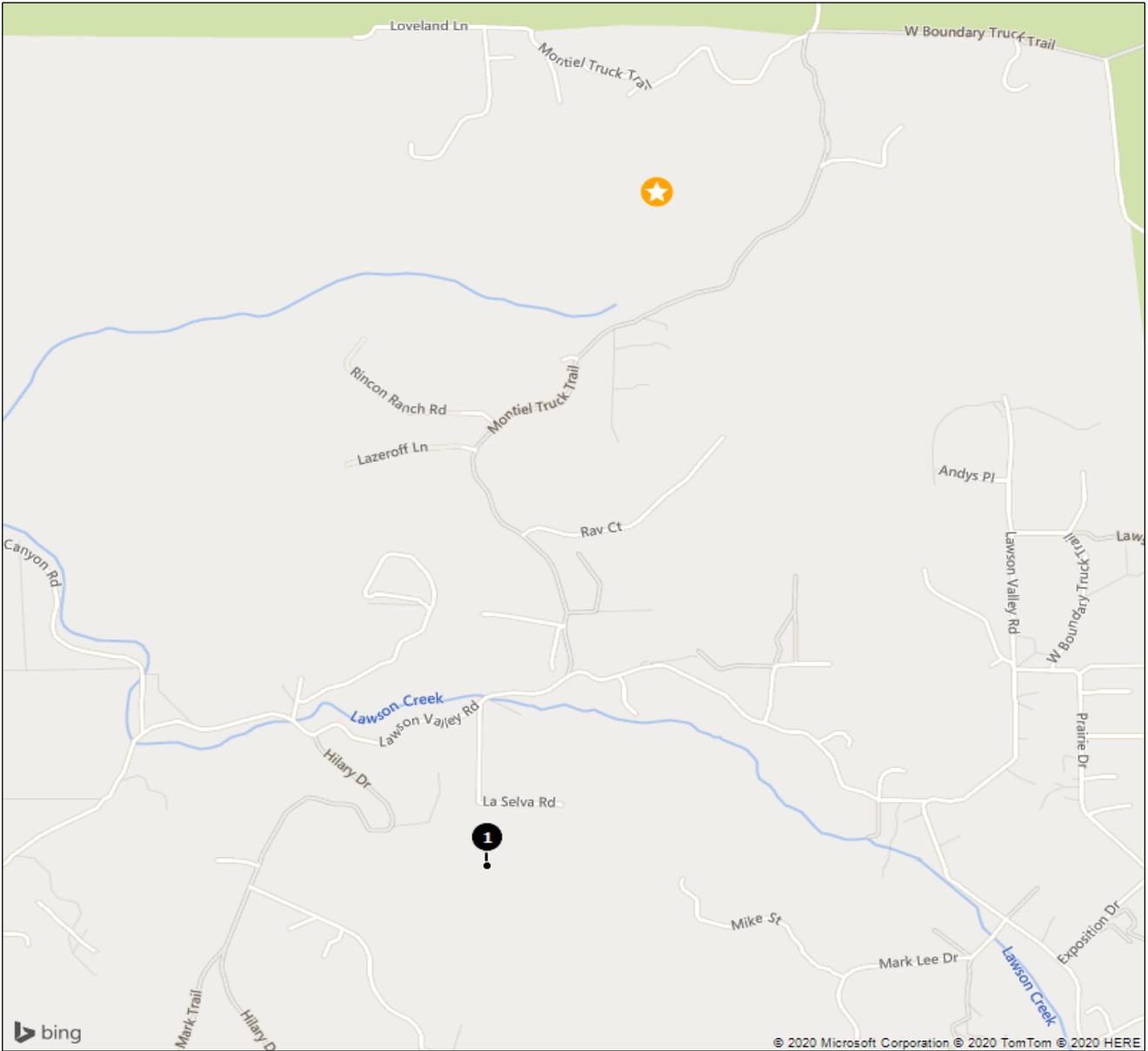
Transfer Date : N/A	Document # : N/A
Transfer Value : N/A	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender : N/A

Assessment/Tax Information

Assessed Value : \$28,145	Tax Amount : \$403.18
Land Value : \$28,145	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-021
Percent Improvement : 0 %	Homeowner Exemption : N

Data Deemed Reliable, But Not Guaranteed.

**MONTIEL TRUCK TRL
JAMUL, CA 91935-**



1. 4757 La Selva Rd, Jamul 06/19/2020 \$130,000



Criteria Selected:

Searched by Radius: 1 Mile
 Date Range: 5/19/2019 to 11/9/2020
 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: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 3.17 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 1.32 miles from subject property.									

Data Deemed Reliable, But Not Guaranteed.

7.

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO:

Paul W. Dunn, Trustee
2864 Wildwind Dr.
El Cajon, CA 92019

Title Order No. 73711007467
Escrow No. 101586-G

AP
3P
UP
TT

2719

DOC # 2011-0391415



AUG 02, 2011 8:00 AM
OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 108.00
OC: 00

PAGES: 3



Assessor's Parcel No. 521-110-16-/24/25/26-00

SPI

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 77.00

(X) computed on 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.

(X) Unincorporated area: () City of Jamul

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

Harold W. Krinsky, a married man

hereby GRANT(S) TO

Paul W. Dunn and Joan M. Dunn, Trustees of the Paul W. Dunn and Joan M. Dunn Trust
dated May 13, 1970,

the following described real property in the State of California:

ALL OF THE SOUTHERLY 1037.44 FEET OF THEEASST HALF OF THE SOUTHWEST QUARTER OF THE
NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO
MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS MORE FULLY DESCRIBED IN
THE EXHIBIT "A" DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

DATED: August 1, 2011

STATE OF CALIFORNIA,
COUNTY OF San Diego) SS

On August 1, 2011 before me,
CAREN M. GAGE, Notary Public,
personally appeared Harold W. Krinsky

Harold W. Krinsky

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 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 Caren M. Gage

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

MAIL TAX STATEMENT TO
RETURN ADDRESS ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 521-110-16, 521-110-24, 521-110-25 and 521-110-26

All of the Southerly 1037.44 feet of the East Half of the Southwest Quarter of the Northwest Quarter of Section 22, Township 16 South, Range 2 East, San Bernardino Meridian, in the County of San Diego, State of California, according to the official plat thereof..

Excepting therefrom that portion described as follows:

Beginning at the Southwest corner of the East Half of the Southwest Quarter of the Northwest Quarter of said Section 22; thence Northerly along the Westerly line of said East Half, a distance of 650.00 feet; thence Easterly parallel with the Southerly line of said Northwest Quarter, a distance of 300.00 feet; thence Southerly in a straight line to a point on the South line of said Northwest Quarter, a distant thereon 300.00 feet Easterly of the Point of Beginning; thence Westerly along said Southerly line 300.00 feet to the Point of Beginning.

EXHIBIT "B"

Harold W. Krimsky conveys and all rights, title and interest to the easement that has been used for access over and across the easterly 100 feet of Lot 20 lying Northerly of Montiel Truck Trail. The above easement is hereby declared to be appurtenant to and for the benefit of the property conveyed in this deed and described in the attached exhibit "A".

DOC# 2016-0168434



Recording requested by:]
Walsh Engineering & Surveying, Inc.]
When recorded mail to:]
Walsh Engineering & Surveying, Inc.]
607 Aldwych Road]
El Cajon, CA 92020]

Apr 12, 2016 04:05 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$37.00
PCOR: N/A
PAGES: 5

APN 521-110-25 and a portion of
521-110-26

Space above this line for recorder's use

**GRANT DEED
FOR LOT LINE ADJUSTMENT PURPOSES**

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$ 0 City Tax is \$ 0

- computed on full value of property conveyed, or
- computed on full value less value of liens and encumbrances remaining at the time of sale.
- Unincorporated area: _____ City of _____
- Realty not sold.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PAUL W. DUNN, TRUSTEE AND JOAN M. DUNN, TRUSTEE OF THE PAUL W. DUNN
AND JOAN M. DUNN TRUST dated May 13, 1970,

Hereby GRANT to:

PAUL W. DUNN, TRUSTEE AND JOAN M. DUNN, TRUSTEE OF THE PAUL W. DUNN
AND JOAN M. DUNN TRUST dated May 13, 1970, the following described real property
in the County of San Diego, State of California:

PARCEL "A": DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

This grant deed is recorded pursuant to California Government Code Section 66412 (d)
and is intended to adjust boundaries between the grantees contiguous properties to
create a new legal parcel within the meaning of California Civil Code Section 1093 all as
a result of that certain Lot Line Adjustment B/C 14-0099 approved by the San Diego
County Department of Planning and Land Use on February 19, 2015 to effectuate the
adjustment of lot lines for property held in common ownership.

Paul W. Dunn trustee 4/12/16 Joan M. Dunn Trustee 4/12/16
PAUL W. DUNN, TRUSTEE DATE JOAN M. DUNN, TRUSTEE DATE

EXHIBIT "A"
(SHEET 1 OF 3)

PARCEL "A"

THE NORTHERLY 210.00 FEET OF THE SOUTHERLY 1037.44 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO OFFICIAL PLAT THEREOF.

CONTAINING 3.166 ACRES MORE OR LESS

TOGETHER WITH A 20.00 FOOT ACCESS AND UTILITY EASEMENT WITHIN SAID SOUTHERLY 1037.44 FEET AND LOT 20, MAP 13674, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22, THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER NORTH 89°29'12" WEST 45.39 FEET; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 14°38'07" WEST 58.34 FEET TO THE NORTHERLY LINE OF A 60.00 FOOT RIGHT OF WAY KNOWN AS MONTIEL TRUCK TRAIL PER MAP 13674 AND **THE TRUE POINT OF BEGINNING**; THENCE RETRACING NORTH 14°38'07" EAST 58.34 FEET; THENCE NORTH 04°45'01" EAST 25.80 FEET TO THE BEGINNING OF A 71.84 FOOT RADIUS CURVE CONCAVE WESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 68°38'54" AN ARC DISTANCE OF 86.07 FEET; THENCE NORTH 63°53'53" WEST 100.25 FEET TO THE BEGINNING OF A 69.87 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54°11'39", AN ARC DISTANCE OF 66.09 FEET; THENCE NORTH 09°42'15" WEST 43.26 FEET TO THE BEGINNING OF A 122.43 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°24'22", AN ARC DISTANCE OF 41.47 FEET; THENCE NORTH 09°42'07" EAST 54.40 FEET TO THE BEGINNING OF A 212.18 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°00'37", AN ARC DISTANCE OF 70.40 FEET; THENCE NORTH 27°40'22" EAST 27.10 FEET TO THE BEGINNING OF A 63.85 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62°00'39", AN ARC DISTANCE OF 69.10 FEET; THENCE NORTH 34°20'18" WEST 98.11 FEET TO THE BEGINNING OF A 52.45 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A

EXHIBIT "A"
(SHEET 2 OF 3)

CENTRAL ANGLE OF 33°17'09", AN ARC DISTANCE OF 30.47 FEET; THENCE NORTH 65°21'47" WEST 14.85 FEET TO THE BEGINNING OF A 144.90 FOOT RADIUS CURVE CONCAVED NORTHERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°39'14", AN ARC DISTANCE OF 24.42 FEET; THENCE NORTH 55°42'33" WEST 60.45 FEET TO THE BEGINNING OF A 58.57 FOOT RADIUS CURVE CONCAVE NORTHERLY; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'06", AN ARC DISTANCE OF 39.66 FEET; THENCE NORTH 16°54'27" WEST 57.15 FEET TO THE BEGINNING OF A 83.31 FOOT RADIUS CURVE CONCAVE NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°14'24", AN ARC DISTANCE OF 46.88 FEET; THENCE NORTH 49°08'51" WEST 32.19 FEET TO THE BEGINNING OF A 58.00 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 49°38'24", AN ARC DISTANCE OF 50.26 FEET; THENCE NORTH 00°29'33" EAST 2.98 FEET TO THE SOUTHERLY LINE OF SAID PARCEL "A".

THE SIDELINES OF SAID 20.00 FOOT STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT SAID SOUTHERLY LINE OF PARCEL "A" AND AT SAID NORTHERLY SIDELINE OF MONTIEL TRUCK TRAIL.

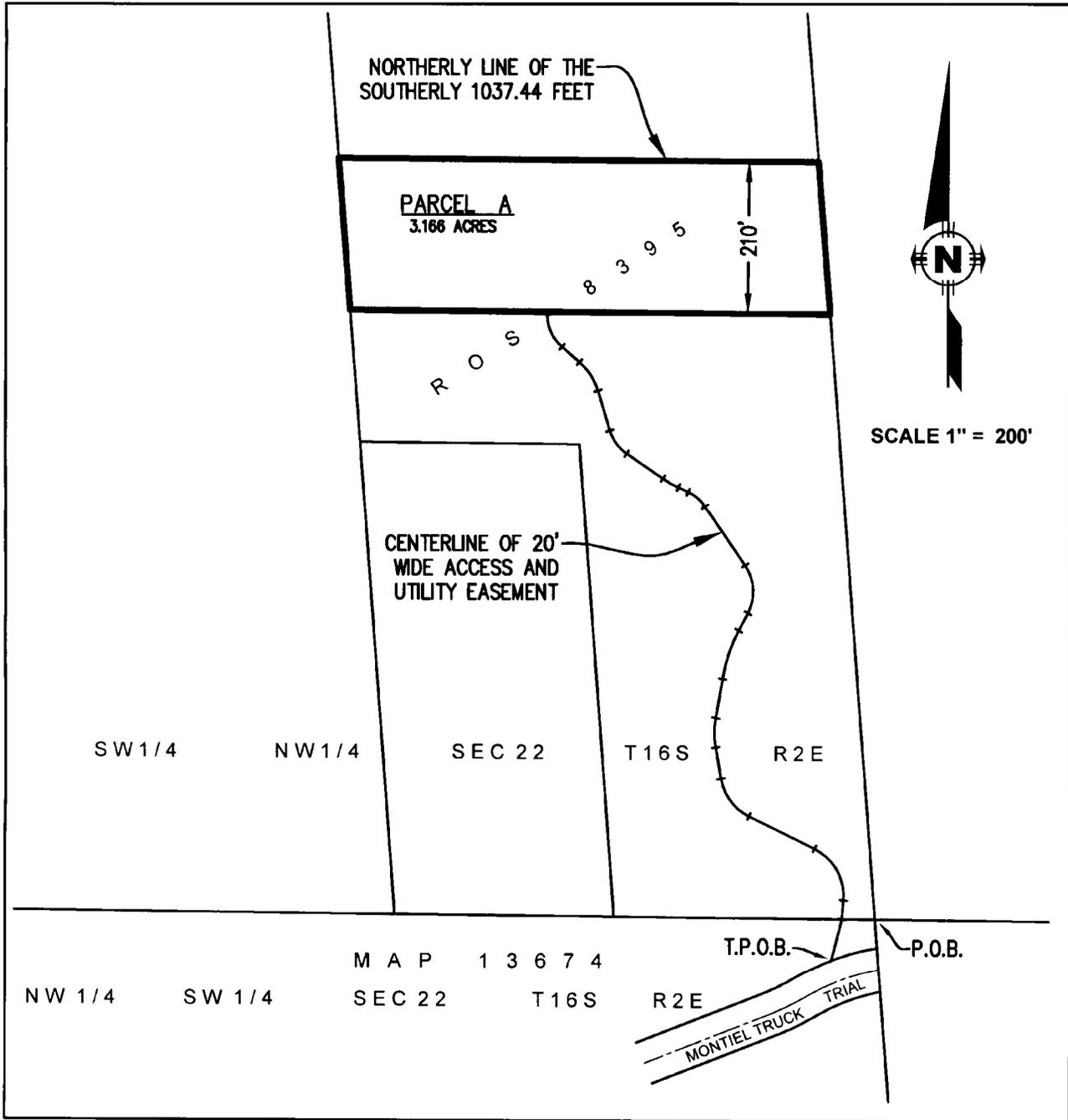


Lawrence W. Walsh
LAWRENCE W. WALSH, PLS 7006

4/11/16
DATE

EXHIBIT "A"

(SHEET 3 OF 3)



PREPARED BY:

Lawrence W. Walsh
LAWRENCE W. WALSH PLS 7006

4/11/16
DATE



Walsh Engineering & Surveying, Inc.
607 Aldwych Road, El Cajon, CA 92020
(619) 588-6747 (619) 792-1232 Fax

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 April 12, 2016 before me, Caren M. Gage, Notary Public
(insert name and title of the officer)

personally appeared Paul W. Dunn and Joan M. Dunn,
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 *Caren M. Gage* (Seal)



DOC# 2016-0168435



Apr 12, 2016 04:05 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$37.00
PCOR: N/A
PAGES: 5

Recording requested by:]
Walsh Engineering & Surveying, Inc.]
When recorded mail to:]
Walsh Engineering & Surveying, Inc.]
607 Aldwych Road]
El Cajon, CA 92020]

APN's 521-110-16 and 521-110-24 with a portion of 521-110-26 Space above this line for recorder's use

**GRANT DEED
FOR LOT LINE ADJUSTMENT PURPOSES**

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ 0 City Tax is \$ 0
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at the time of sale.
() Unincorporated area: _____ () City of _____
() Realty not sold.

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
PAUL W. DUNN, TRUSTEE AND JOAN M. DUNN, TRUSTEE OF THE PAUL W.
DUNN AND JOAN M. DUNN TRUST dated May 13, 1970,

Hereby GRANT to:

PAUL W. DUNN, TRUSTEE AND JOAN M. DUNN, TRUSTEE OF THE PAUL W.
DUNN AND JOAN M. DUNN TRUST dated May 13, 1970, the following described
real property in the County of San Diego, State of California:

PARCEL "B": DESCRIBED IN EXHIBIT "A" ATTACHED HERETO.

This grant deed is recorded pursuant to California Government Code Section
66412 (d) and is intended to adjust boundaries between the grantees contiguous
properties to create a new legal parcel within the meaning of California Civil Code
Section 1093 all as a result of that certain Lot Line Adjustment B/C 14-0099
approved by the San Diego County Department of Planning and Land Use on
February 19, 2015 to effectuate the adjustment of lot lines for property held in
common ownership.

Paul W. Dunn trustee 4/12/16
PAUL W. DUNN, TRUSTEE DATE

Joan M. Dunn, Trustee 4/12/16
JOAN M. DUNN, TRUSTEE DATE

EXHIBIT "A"
(SHEET 1 OF 3)

PARCEL "B"

THE SOUTHERLY 1037.44 FEET OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO BASE AND MERIDIAN IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID EAST HALF, A DISTANCE OF 650.00 FEET; THENCE EASTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER, A DISTANCE THEREON 300.00 FEET; THENCE SOUTHERLY IN A STRAIGHT LINE TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE THEREON 300.00 FEET EASTERLY OF POINT OF BEGINNING; THENCE WESTERLY ALONG SAID SOUTHERLY LINE 300.00 FEET TO **THE POINT OF BEGINNING**.

ALSO EXCEPTING THEREFROM THE NORTHERLY 210.00 FEET THEREOF.

CONTAINING 8.031 ACRES, MORE OR LESS.

TOGETHER WITH A 20.00 FOOT ACCESS AND UTILITY EASEMENT OVER LOT 20, MAP 13674, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B", THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL "B" NORTH 89°29'12" WEST 45.39 FEET TO **THE TRUE POINT OF BEGINNING**; THENCE LEAVING SAID SOUTHERLY LINE SOUTH 14°38'07" WEST 58.34 FEET TO THE NORTHERLY LINE OF A 60.00 FOOT RIGHT OF WAY KNOWN AS MONTIEL TRUCK TRAIL PER SAID MAP 13674.

EXHIBIT "A"
(SHEET 2 OF 3)

THE SIDELINES OF SAID 20.00 FOOT STRIP TO BE SHORTENED OR
LENGTHENED TO TERMINATE AT SAID SOUTHERLY LINE OF PARCEL
"B" AND AT SAID NORTHERLY SIDELINE OF MONTIEL TRUCK TRAIL.

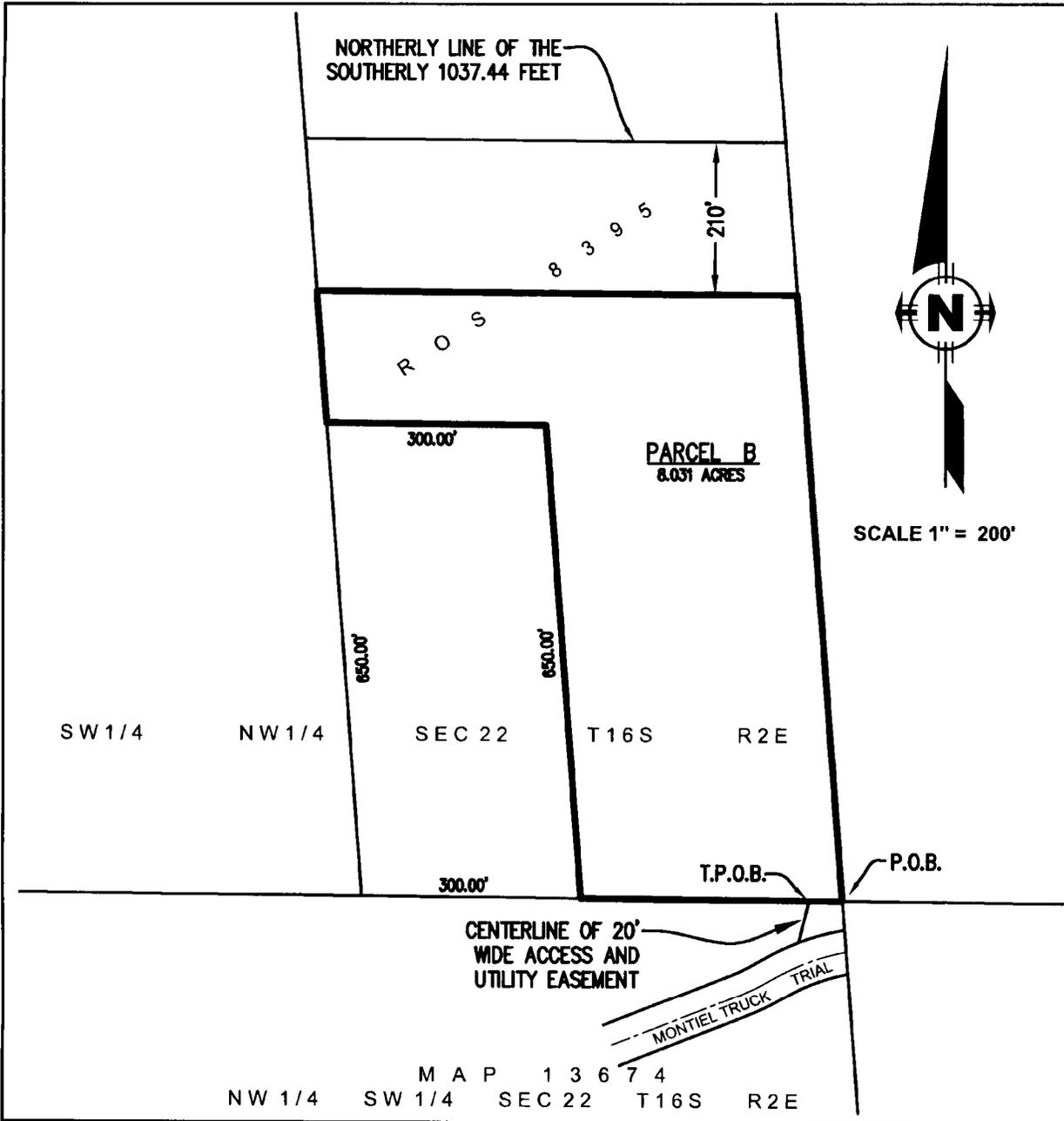


Lawrence W. Walsh
LAWRENCE W. WALSH, PLS 7006

4/11/16
DATE

EXHIBIT "A"

(SHEET 3 OF 3)



PREPARED BY:

Lawrence W. Walsh
 LAWRENCE W. WALSH PLS 7006

4/11/16
 DATE



Walsh Engineering & Surveying, Inc.
 607 Aldwych Road, El Cajon, CA 92020
 (619) 588-6747 (619) 792-1232 Fax

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 April 12, 2016 before me, Caren M. Gage, Notary Public
(insert name and title of the officer)

personally appeared Paul W. Dunn and Joan M. Dunn
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 *Caren M. Gage* (Seal)

Tax Search



San Diego, California
Searched: 521-110-69-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: CATHERINE MERCADO
 Searched On: 11/9/2020 4:53 PM

Company: LAWYERS TITLE INSURANCE COMPANY | 6303-SAN DIEGO OPS | 01 | CRN: 00063-00003

APN:	521-110-69-00
Described As:	DOC16-0168434 IN SWQ OF NWQ SEC 22-16-2E
Address:	MONTIEL TRUCK TL
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	2864 WILDWIND DR EL CAJON CA 92019
Assessed Owner(s):	DUNN PAUL W & JOAN M TRUST 05-13-70
Search As:	Tax ID 521-110 Parcel 69

Tax Rate Area:	79021	Value	Conveyance Date:	04/12/2016
Use Code:		Land:	Conveying Instrument:	168434
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:	403.18

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	201.59	20.15	12/10/2020	UNPAID		201.59
2nd	201.59	30.15	04/10/2021	UNPAID		201.59
Total Balance:						403.18

Parcel Status:	Exempt: NO	Common Area:
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Account	Special Lien Description	Amount
277701	MONTIEL RD IMP/MAINT	66.00
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 ***