

**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: HILLARY DR**  
**JAMUL, CA 91935**

**Assessor's Parcel No: 599-290-03-00**

**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.

Data Deemed Reliable, But Not Guaranteed.

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## Property Information

**Primary Owner :** FIRST AMERICAN TRUST TR NO (82-0255) 00  
**Secondary Owner :** N/A  
**Site Address :** HILLARY DR  
JAMUL, CA 91935-  
**Mailing Address :** PO BOX 267  
SANTA ANA, CA 92702

**Assessor Parcel Number :** 599-290-03-00  
**CountyName :** San Diego  
**Tax Account ID :**  
**Phone :** N/A  
**Census Tract :** N/A  
**Housing Tract Number :** 14533  
**Lot Number :** 3  
**Page Grid :** -  
**Legal Description :** Lot: 3 ; Tract No: 14533 ; Abbreviated Description: LOT:3 TR#:14533  
TR 14533 LOT 3 MAP REF:014533

## Property Characteristics

<b>Bedrooms :</b> 0	<b>Year Built :</b> N/A	<b>Square Feet :</b> 0
<b>Bathrooms :</b> 0.0	<b>Garage :</b> N/A	<b>Lot size :</b> 8.98 AC
<b>Partial Bath :</b> 0	<b>Fireplace :</b> N/A	<b>Number of Units :</b> 0
<b>Total Rooms :</b> 0	<b>Pool/Spa :</b> N	<b>Use Code :</b> Residential-Vacant Land
<b>Zoning :</b> R-1:SINGLE		

## Sale/Loan Information

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

## Assessment/Tax Information

<b>Assessed Value :</b> \$31,248	<b>Tax Amount :</b> \$373.88
<b>Land Value :</b> \$31,248	<b>Tax Status :</b> Current
<b>Improvement Value :</b> \$0	<b>Tax Rate Area :</b> 79-002
<b>Percent Improvement :</b> 0 %	<b>Homeowner Exemption :</b> N

Data Deemed Reliable, But Not Guaranteed.



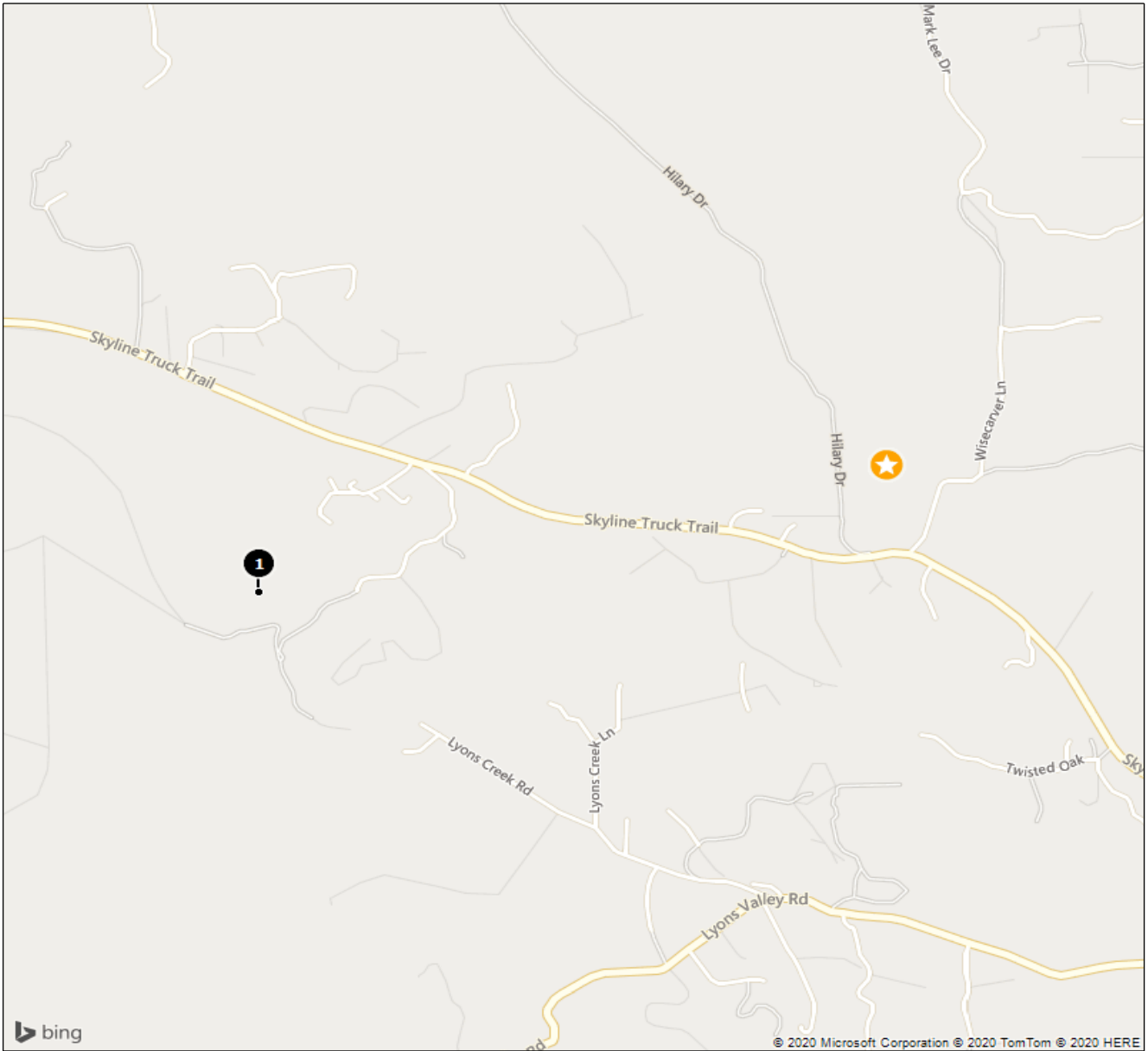
### Prior Transfer

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Recording Date:	02/19/2003	Document #:	
Price:		Document Type:	N/A
First TD:		Type of Sale:	Price Per Public Records
Lender Name:	N/A		
Buyer Name:	N/A		
Buyer Vesting:			
Sell Name:	N/A		
City/Muni/Twp:	N/A		
Legal:	LOT:3	TR#:14533	TR 14533 LOT 3 MAP REF:014533

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HILLARY DR  
JAMUL, CA 91935-



1. 17097 Skyline Truck Trl, Jamul      06/05/2020      \$215,000



**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
<b>Bedrooms:</b>	0	0	0
<b>Baths:</b>	0	0	0
<b>Lot Size:</b>	8	8	8
<b>Living Area (SqFt):</b>			
<b>Sale Price:</b>	\$215,000	\$215,000	\$215,000
<b>Year Built:</b>			
<b>Age:</b>			

**Subject Property**

**Sale Date:** N/A    **Year Built:** N/A    **Price:** N/A    **Pool:** N  
**Lot Size:** 8.98 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	17097 SKYLINE TRUCK TRL JAMUL, CA 91935	06/05/2020	\$215,000	\$0	\$0	0	0		8.23 SF	N/A	
<b>Owner:</b> LEWALLEN, DAVID ISAAC		<b>Seller:</b> MINICH & SONS CONSTRUCTION INC,									
<b>APN:</b> 599-051-13-00		<b>Document #:</b> 2020-0288547									
<b>Legal:</b> Lot:2 Subdivision:PARCEL MAP NO 3224 Map Ref:DOC 1974-301799											
<b>Land Use:</b> Residential-Vacant Land		Located approximately 1.13 miles from subject property.									

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**SAN DIEGO FINANCIAL SERVICES INC**  
**AMMUNITION RD**  
**FALLBROOK, CA 92028**  
**APN:** 104-161-37-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 29,185  
**Year Built:**                      **Garage:**  
**Sale Date:**  
**Land Use:** Industrial-Vacant Land

**NEW DALE W & MARION E**  
**HILBERT DR**  
**FALLBROOK, CA 92028**  
**APN:** 103-010-29-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 6  
**Year Built:**                      **Garage:**  
**Sale Date:** 02/02/1979  
**Land Use:** Agricultural-Unimproved Vacant Land

**MOON VALLEY NURSERY LLC**  
**RAINBOW GLN**  
**FALLBROOK, CA 92028**  
**APN:** 102-721-05-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 5  
**Year Built:**                      **Garage:**  
**Sale Date:**  
**Land Use:** Residential-Vacant Land

**MOON VALLEY NURSERY LLC**  
**RAINBOW GLEN RD**  
**FALLBROOK, CA 92028**  
**APN:** 102-721-04-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 1  
**Year Built:**                      **Garage:**  
**Sale Date:**  
**Land Use:** Residential-Vacant Land

**MCCLAIN HALEY R**  
**GAVILAN MOUNTAIN RD**  
**FALLBROOK, CA 92028**  
**APN:** 102-640-05-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 5  
**Year Built:**                      **Garage:**  
**Sale Date:**  
**Land Use:** Agricultural-Unimproved Vacant Land

**PATTON RICHARD D**  
**GAVILAN MOUNTAIN RD**  
**FALLBROOK, CA 92028**  
**APN:** 102-640-03-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 22  
**Year Built:**                      **Garage:**  
**Sale Date:** 12/31/1976  
**Land Use:** Orchard (fruit; nut)

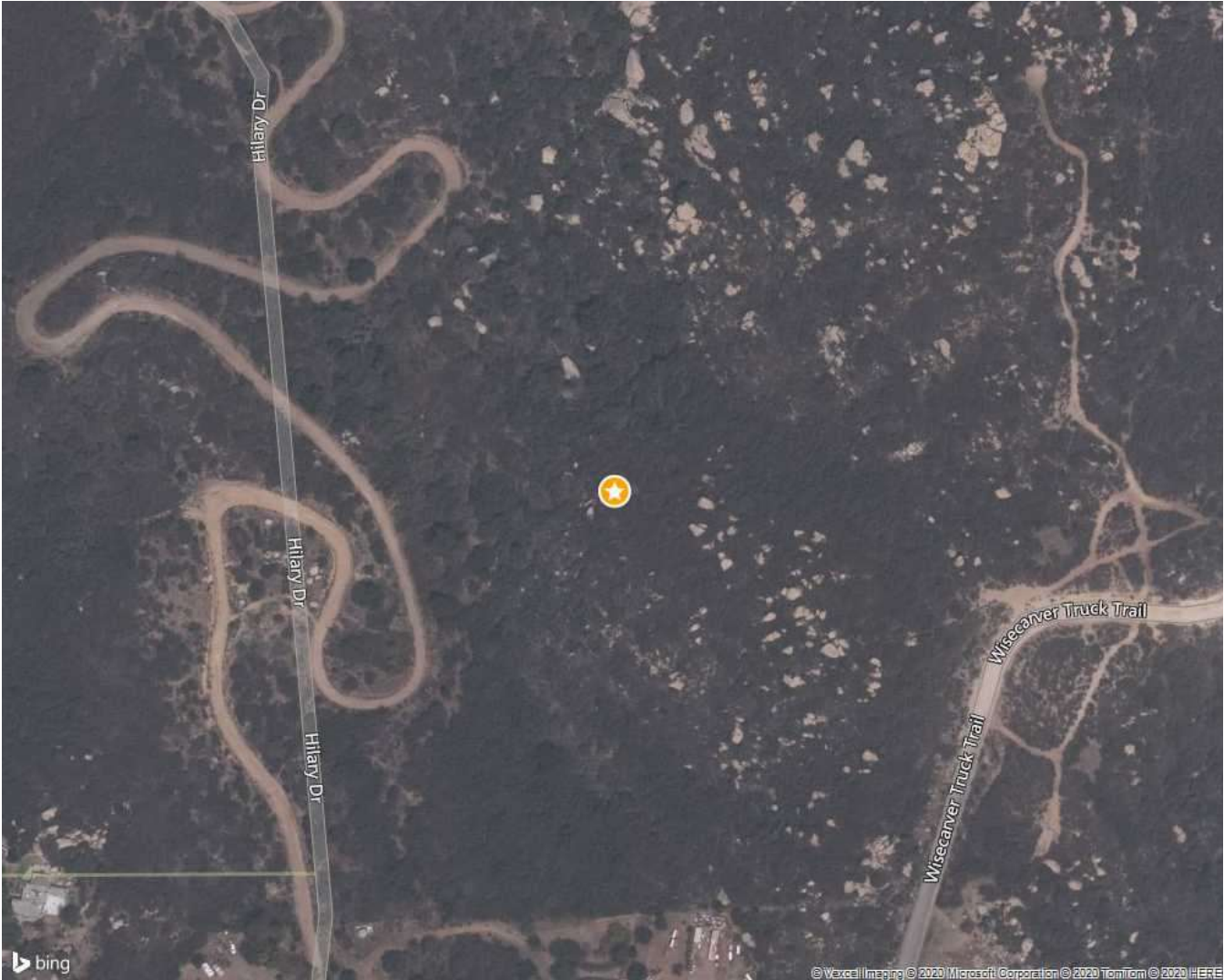
**EVANS CLAUDIA A**  
**GAVILAN MOUNTAIN RD**  
**FALLBROOK, CA 92028**  
**APN:** 102-620-19-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 5  
**Year Built:**                      **Garage:**  
**Sale Date:** 08/30/2002  
**Land Use:** Residential-Vacant Land

**CHIPMAN KEITH R & SYLVIA M TRUST (08-07-96)**  
**LOOKOUT MOUNTAIN RD**  
**FALLBROOK, CA 92028**  
**APN:** 102-571-04-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 11  
**Year Built:**                      **Garage:**  
**Sale Date:** 05/29/1997  
**Land Use:** Agricultural-Unimproved Vacant Land

**CZIRAKI FAMILY TRUST (04-23-07)**  
**5TH ST**  
**FALLBROOK, CA 92028**  
**APN:** 102-530-18-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 10  
**Year Built:**                      **Garage:**  
**Sale Date:** 04/24/2007  
**Land Use:** Agricultural-Unimproved Vacant Land

**ALLISON FAMILY TRUST (10-22-12)**  
**VISTA DEL RIO**  
**FALLBROOK, CA 92028**  
**APN:** 102-521-28-00      **Bedrooms:** 0  
**Telephone:**                      **Bathrooms:** 0  
**Square Feet:** 0                      **Lot size:** 7  
**Year Built:**                      **Garage:**  
**Sale Date:**  
**Land Use:** Residential-Vacant Land

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**HILLARY DR  
JAMUL, CA 91935-**

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11/07/2020 02:38:05 AM Customer Service Rep: Vijayakumar

# Tax Search



San Diego, California  
**Searched: 599-290-03-00**  
 Non-Order Search

Tax Year: 2020-2021  
 Tax Cover: 10/30/2020  
 Searched By: ASHWINI KV  
 Searched On: 11/6/2020 4:08 PM

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

APN:	<b>599-290-03-00</b>
Described As:	<b>CO OF SD TCT#5002-1 014533 LOT 3</b>
Address:	<b>HILLARY DR</b>
City:	<b>UNINCORPORATED - COUNTY OF SAN DIEGO</b>
Billing Address:	<b>P O BOX 267 SANTA ANA CA 92702</b>
Assessed Owner(s):	<b>FIRST AMERICAN TRUST TR NO 82-0255-00</b>
Search As:	<b>Lot 3 Tract 14533</b>

Tax Rate Area:	<b>79002</b>	<b>Value</b>	Conveyance Date:	<b>02/19/2003</b>
Use Code:		Land:	Conveying Instrument:	<b>184098</b>
Region Code:		Improvements:	Date Transfer Acquired:	
Flood Zone:		Personal Property:	Vesting:	
Zoning Code:		Fixtures:	Year Built:	
Taxability Code:		Inventory:	Year Last Modified:	
Tax Rate:	<b>1.182590 %</b>	<b>Exemptions</b>	<b>Square Footage</b>	
Bill #:		Homeowner:	Land:	
Issue Date:		Inventory:	Improvements:	
		Personal Property:	Tax Defaulted:	
		Religious:	Total Tax:	<b>373.88</b>
		All Other:		
		Net Taxable Value:		
				<b>31,248.00</b>

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
<b>1st</b>	<b>186.94</b>	<b>18.69</b>	<b>12/10/2020</b>	<b>UNPAID</b>		<b>186.94</b>
<b>2nd</b>	<b>186.94</b>	<b>28.69</b>	<b>04/10/2021</b>	<b>UNPAID</b>		<b>186.94</b>
<b>Total Balance:</b>						<b>373.88</b>

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

Underlying Parcels:	Future Parcels:	Related Parcels:
<b>599-061-27-00</b>		

Open Orders	Company	Department	Title Unit	Order No.	Date Created
Lawyers Title Insurance Company	6303-SAN DIEGO OPS	31	320334481	08/14/2020	

**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/EXT**



**ENDED TAX SEARCH IS RECOMMENDED.**

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

RECORDING REQUESTED BY:

*Clerk of the Board of Supervisors*

AND WHEN RECORDED, MAIL TO:

*Mail Stop: A-45*

**FOR THE BENEFIT OF THE COUNTY**



2003-0184098

**DOC # 2003-0184098**

**10158**

**FEB 19, 2003 9:46 AM**

OFFICIAL RECORDS  
SAN DIEGO COUNTY RECORDER'S OFFICE  
GREGORY J. SMITH, COUNTY RECORDER

FEES: 0.00

DC: NA

*This space for recorder's use only*

GRANT DEED, TAX APN: 599-061-27-00

County of San Diego Tract No. 5002-1, Dulzura, 1/15/03 (8)

**(Please fill in document title on this line)**

*File  
3P  
OCWA  
DF  
APNV  
2003*

This page added to provide adequate space for recording information  
(Additional recording fee applies)

10159

UPON RECORDING RETURN TO:

E. A. Markworth, Trust Officer  
First American Trust, FSB  
P. O. Box 267  
Santa Ana, CA 92701  
(714) 647-2756  
TAX APN: 599-061-27

THE UNDERSIGNED GRANTOR DECLARES DOCUMENTARY TRANSFER TAX IS \$ Not Applicable  
\_\_\_ computed on full value of property conveyed, or,  
\_\_\_ computed on full value less value of liens or encumbrances remaining at time of sale,  
\_\_\_ unincorporated area; City of \_\_\_\_\_, and

**GRANT DEED**  
(Transfer to a Land Trust)

FOR VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,

Paul W. Dunn and Joan M. Dunn, Trustees of the Paul W. Dunn and Joan M. Dunn Trust, U/D/T May 13, 1970

does hereby remise(s), release(s) and forever deed to:

**FIRST AMERICAN TRUST, FSB**, Trustee under Trust No. 82-0255-00

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

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: December 10, 2002

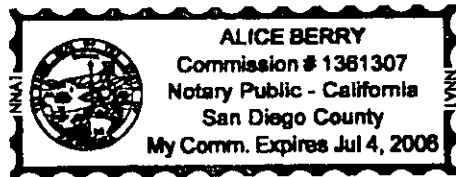
Paul W. Dunn and Joan M. Dunn, Trustees of the Paul W. Dunn and Joan M. Dunn Trust U/D/T May 13, 1970

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF SAN DIEGO )

By: Paul W. Dunn Trustee  
Paul W. Dunn, Trustee  
By: Joan M. Dunn Trustee  
Joan M. Dunn, Trustee

On December 10, 2002 before me,  
ALICE BERRY, NOTARY PUBLIC  
personally appeared PAUL W. DUNN & JOAN M. DUNN

~~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~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ 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 Alice Berry

MAIL TAX STATEMENTS TO: Same as Above

ATTACHMENT E

# 10160

## EXHIBIT "A"

### PARCEL A:

LOTS 1 THROUGH 9 INCLUSIVE OF COUNTY OF SAN DIEGO TRACT NO. 5002-1, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 14533, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY  
January 29, 2003 - 2002.

### PARCEL B:

AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE PORTION OF PARCEL 1 OF PARCEL MAP NO. 15068, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, DESIGNATED WISECARVER LANE 40 FEET WIDE AND THE PORTION OF SAID PARCEL 1 DESIGNATED WISECARVER TRUCK TRAIL 40 FEET WIDE, LYING SOUTHWESTERLY OF A RADIAL LINE BEING NORTH 31° 53' 06" WEST TO A 300 FOOT RADIUS CURVE AS SHOWN ON SAID PARCEL MAP.