

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: DOUBLE LYNN LN
JAMUL, CA 91935

Assessor's Parcel No: 599-290-05-00

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 : DOUBLE LYNN LN
JAMUL, CA 91935-
Mailing Address : PO BOX 267
SANTA ANA, CA 92702
Assessor Parcel Number : 599-290-05-00
CountyName : San Diego
Tax Account ID :
Phone : N/A
Census Tract : N/A
Housing Tract Number : 14533
Lot Number : 5
Page Grid : -
Legal Description : Lot: 5 ; Tract No: 14533 ; Abbreviated Description: LOT:5 TR#:14533
TR 14533 LOT 5 MAP REF:014533

Property Characteristics

Bedrooms : 0 **Year Built :** N/A **Square Feet :** 0
Bathrooms : 0.0 **Garage :** N/A **Lot size :** 9.42 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 : **Document # :**
Transfer Value : N/A **Cost/Sq Feet :** N/A
First Loan Amt : N/A **Lender :**

Assessment/Tax Information

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

Data Deemed Reliable, But Not Guaranteed.

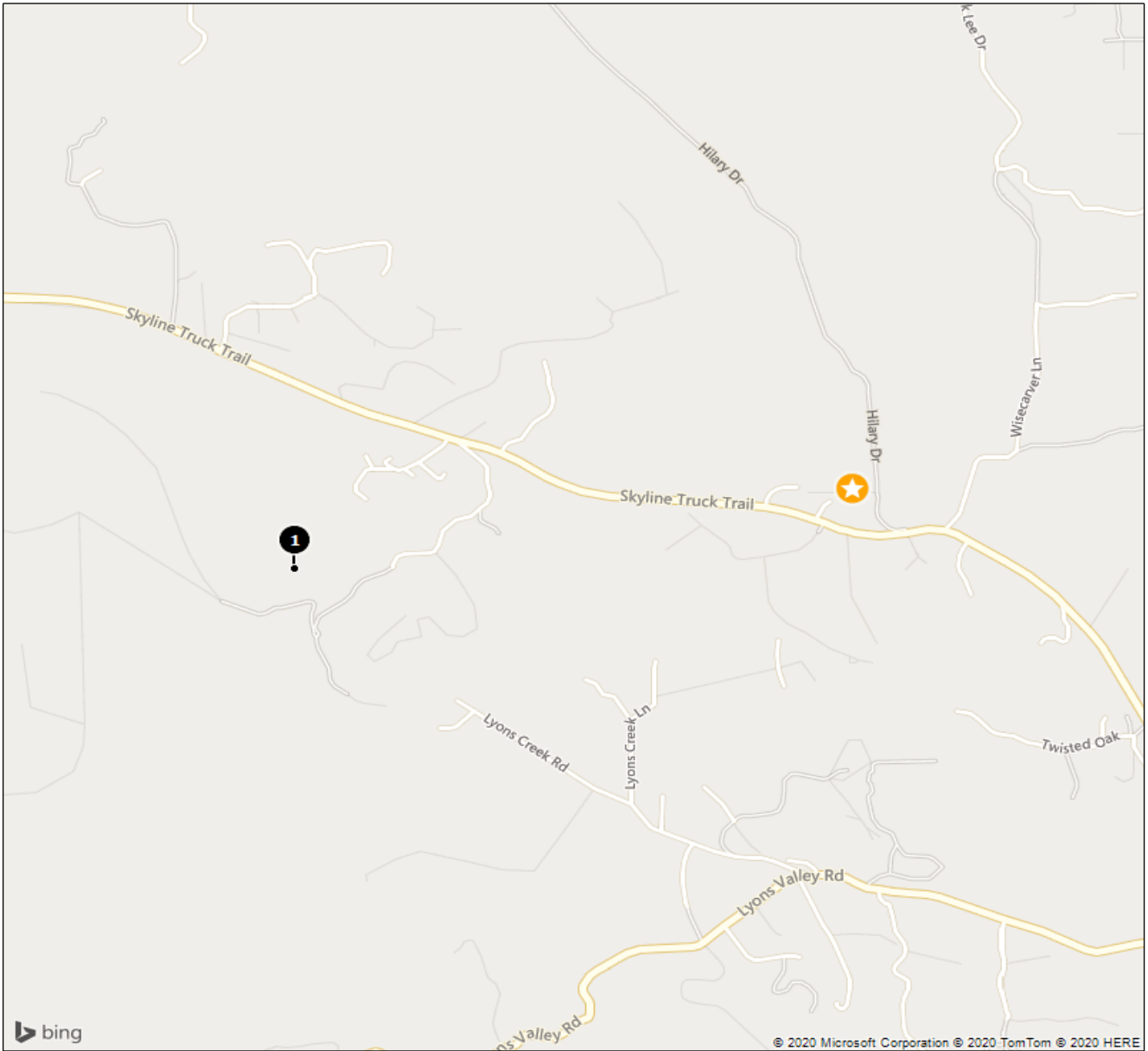


Prior Transfer

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:5	TR#:14533	TR 14533 LOT 5 MAP REF:014533

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**DOUBLE LYNN LN
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
Bedrooms:	0	0	0
Baths:	0	0	0
Lot Size:	8	8	8
Living Area (SqFt):			
Sale Price:	\$215,000	\$215,000	\$215,000
Year Built:			
Age:			

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 9.42 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
Owner: LEWALLEN, DAVID ISAAC		Seller: MINICH & SONS CONSTRUCTION INC,								
APN: 599-051-13-00		Document #: 2020-0288547								
Legal: Lot:2 Subdivision:PARCEL MAP NO 3224 Map Ref:DOC 1974-301799										
Land Use: Residential-Vacant Land		Located approximately 0.99 miles from subject property.								

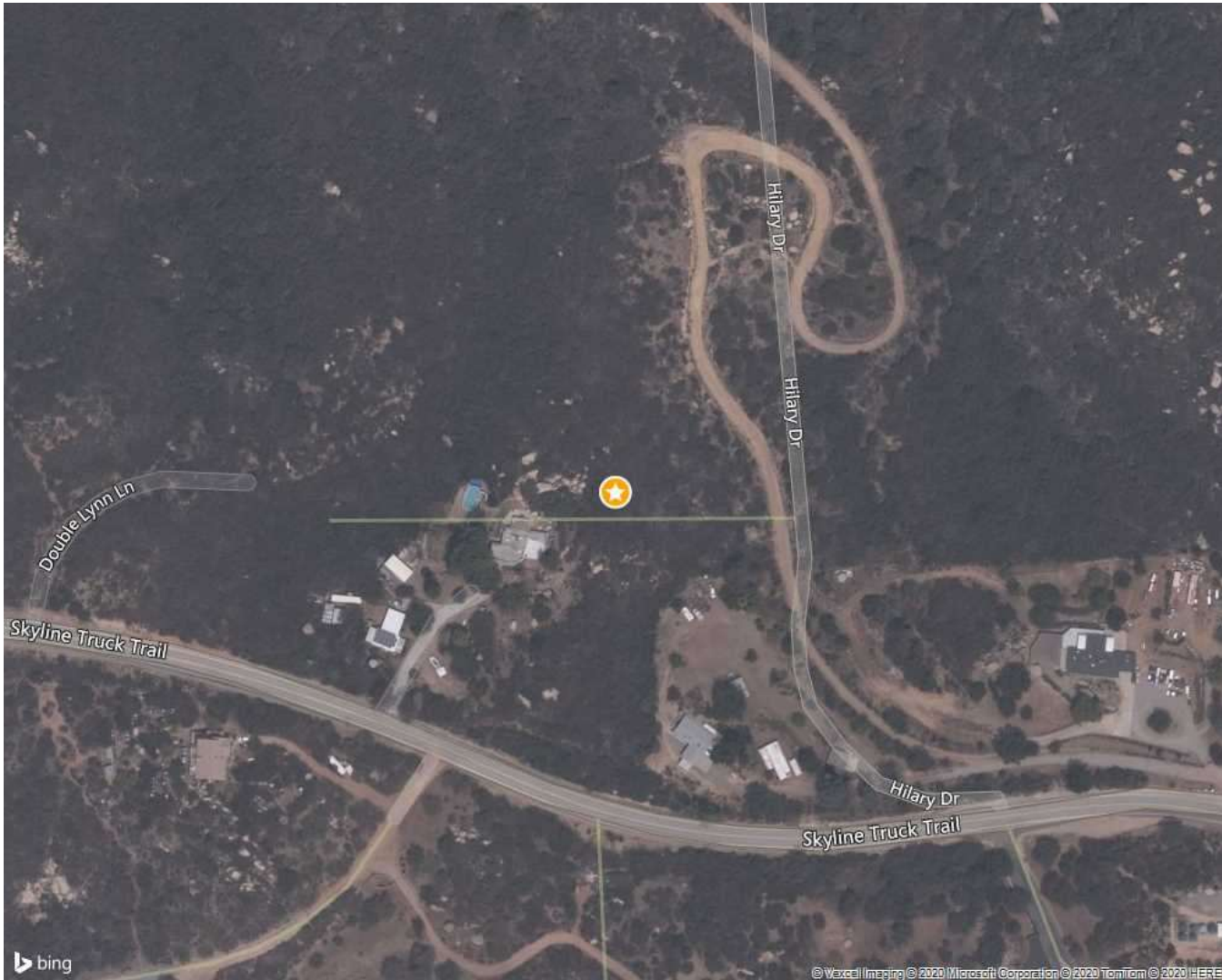
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p><i>SAN DIEGO FINANCIAL SERVICES INC</i> 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</p>	<p><i>NEW DALE W & MARION E</i> 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</p>
<p><i>MOON VALLEY NURSERY LLC</i> 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</p>	<p><i>MOON VALLEY NURSERY LLC</i> 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</p>
<p><i>MCCLAIN HALEY R</i> 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</p>	<p><i>PATTON RICHARD D</i> 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)</p>
<p><i>EVANS CLAUDIA A</i> 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</p>	<p><i>CHIPMAN KEITH R & SYLVIA M TRUST (08-07-96)</i> 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</p>
<p><i>CZIRAKI FAMILY TRUST (04-23-07)</i> 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</p>	<p><i>ALLISON FAMILY TRUST (10-22-12)</i> 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</p>

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JAMUL, CA 91935-**

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11/07/2020 03:03:02 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
 Searched: 599-290-05-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: RAJASEKHARA REDDY
 Searched On: 11/6/2020 2:37 PM

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

APN:	599-290-05-00
Described As:	CO OF SD TCT#5002-1 014533 LOT 5
Address:	DOUBLE LYNN LN
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	P O BOX 267 SANTA ANA CA 92702
Assessed Owner(s):	FIRST AMERICAN TRUST TR NO 82-0255-00
Search As:	Lot 5 Tract 14533

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

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

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

Underlying Parcels:	Future Parcels:	Related Parcels:
599-061-27-00		

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

**ANT NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN. A
FULL/EXTENDED 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



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

FOR THE BENEFIT OF THE COUNTY

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
SCNA
DF
APNV
200

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

02/98
Rec. From #R25

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/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 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.