

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:

JAMUL, CA 91935

Assessor's Parcel No: 599-201-04-00

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 : ELKIN RITA TRUST (06-15-05)
Secondary Owner : N/A
Site Address :
JAMUL, CA 91935-
Mailing Address : 3605 FAIRWAY DR
LA MESA, CA 91941
Assessor Parcel Number : 599-201-04-00
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/TWN/RNG/MER:SEC 15 TWN 17 RNG 02E
SEC 15-17-2E*NWQ*W H OF E H OF SEQ OF

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 10 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Agricultural-Unimproved Vacant Land
Zoning : N/A		

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 : \$34,827	Tax Amount : \$414.30
Land Value : \$34,827	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-002
Percent Improvement : 0 %	Homeowner Exemption : N

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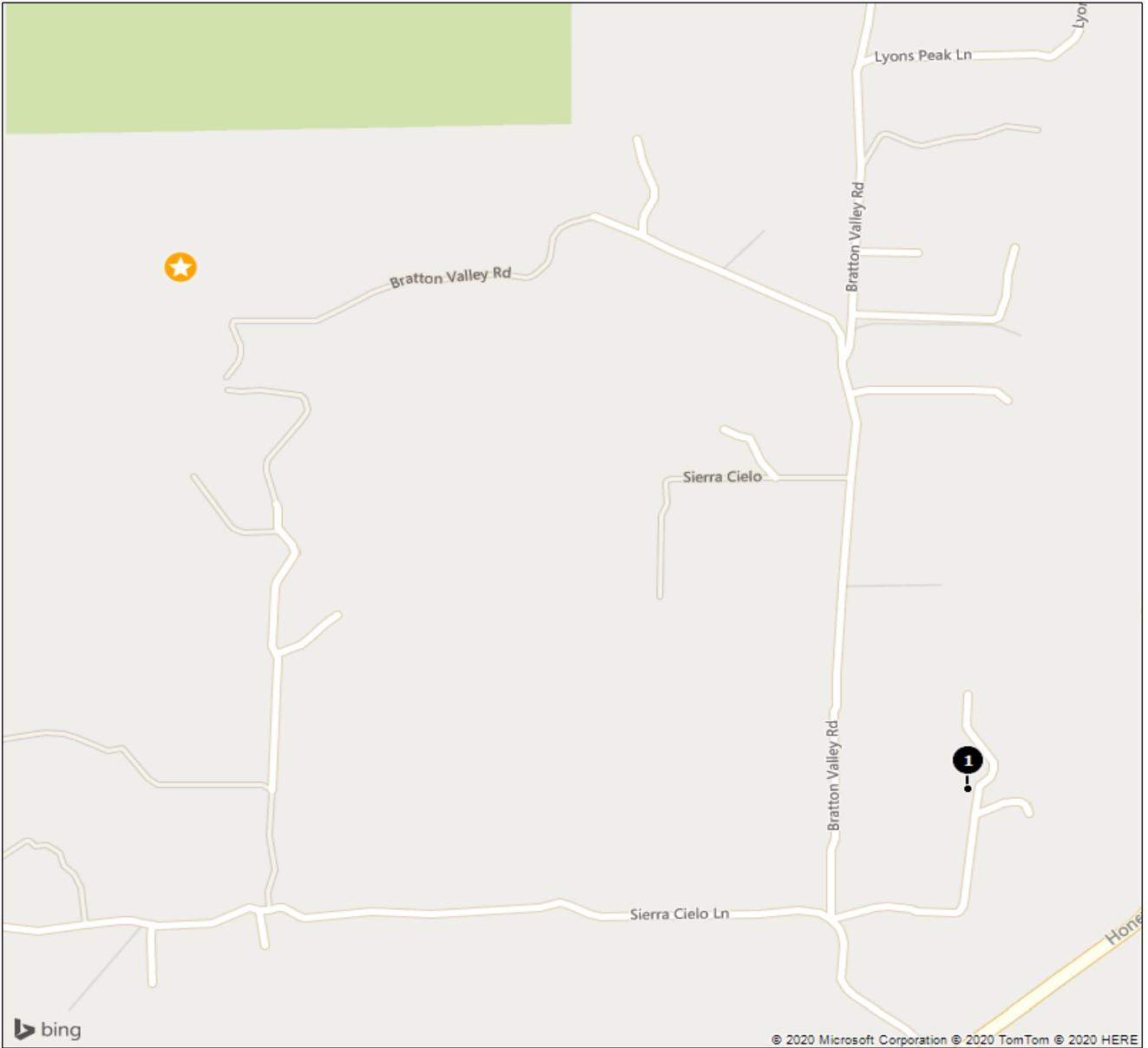


Prior Transfer

Recording Date:	06/20/2005	Document #:	2005-0515812
Price:		Document Type:	Intrafamily Transfer & Dissolution
First TD:		Type of Sale:	&
Lender Name:			
Buyer Name:	ELKIN, RITA; RITA ELKIN TRUST,		
Buyer Vesting:	Trust		
Sell Name:	ELKIN, RITA		
City/Muni/Twp:	LA MESA		
Legal:	SEC/TWN/RNG/MER:W2E2SE4NW4 S15T17R02E		

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JAMUL, CA 91935-



1. Bratton Valley Rd, Jamul

08/28/2019

\$200,000

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11/07/2020 03:08:11 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):	0	0	0
Sale Price:	\$200,000	\$200,000	\$200,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 10 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	BRATTON VALLEY RD JAMUL, CA 91935	08/28/2019	\$200,000	\$150,000	\$0	0	0		10.64 SF	N/A
Owner: WATSON, CHRISTOPHER KEITH; WATSON,		Seller: LAMB, THOMAS N; LAMB, KATHLEEN F								
APN: 599-210-21-00		Document #: 2019-0369990								
Legal: Lot:3 Subdivision:PARCEL MAP NO 3174 Map Ref:FILE 74-290150City/Muni/Twp:UNINCORPORATED										
Land Use: Agricultural-Unimproved Vacant Land		Located approximately 0.85 miles from subject property.								

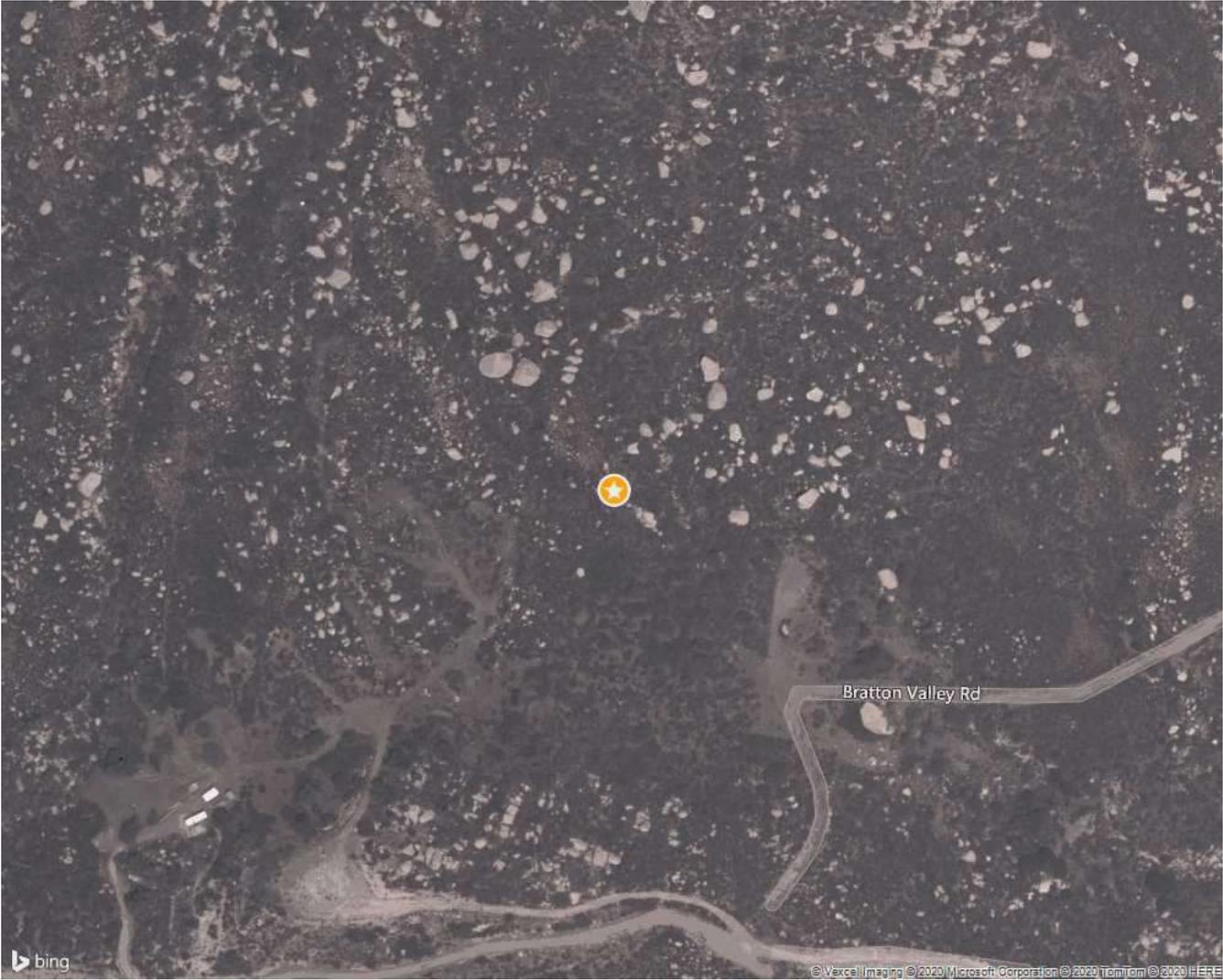
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NEARBY PROPERTY OWNERS

<p>CONIFF ROBERT K & MARY R 2634 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-59-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 1,113 Lot size: 11 Year Built: 1945 Garage: Sale Date: 06/16/1980 Land Use: Single Family Residential</p>	<p>ECLAR CHRISTOPHER A E & KIMBERLY G R 17864 SIERRA CIELO LN JAMUL, CA 91935 APN: 599-200-64-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,835 Lot size: 36 Year Built: 1992 Garage: Sale Date: Land Use: Single Family Residential</p>
<p>GEORGEES FAMILY LIVING SURVIVORS TRUST <i>(07-03-02)</i> 2660 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-45-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 80 Year Built: Garage: Sale Date: Land Use: Campground, RV Park</p>	<p>GEORGEES FAMILY LIVING TRUST (07-02-02) 2660 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-201-05-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: Land Use: Agricultural-Unimproved Vacant Land</p>
<p>CONIFF ROBERT K & MARY R BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-58-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 6 Year Built: Garage: Sale Date: 04/01/1981 Land Use: Agricultural-Unimproved Vacant Land</p>	<p>SCATES VANDA 2632 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-53-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,140 Lot size: 9 Year Built: 1994 Garage: Sale Date: Land Use: Mobile home</p>
<p>GLADDING DAVID W & SHARON REVOCABLE TRUST <i>(10-13-97)</i> 2630 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-52-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,560 Lot size: 9 Year Built: 1986 Garage: G Sale Date: 10/22/1997 Land Use: Single Family Residential</p>	<p>MCALLISTER PAUL & SUMNERMCALLISTER JANA DEERHORN VALLEY RD JAMUL, CA 91935 APN: 599-200-37-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 8 Year Built: Garage: Sale Date: 08/30/2001 Land Use: Residential-Vacant Land</p>
<p>LUTTEROTH FAMILY TRUST (04-01-09) 2628 BRATTON VALLEY RD JAMUL, CA 91935 APN: 599-200-51-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 9 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>	<p>WING CINDY TRUST (08-24-99) HONEY SPRINGS RD JAMUL, CA 91935 APN: 599-200-18-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 8 Year Built: Garage: Sale Date: 03/08/2002 Land Use: Agricultural-Unimproved Vacant Land</p>

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JAMUL, CA 91935-

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Tax Search



San Diego, California
 Searched: 599-201-04-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: RAJASEKHARA REDDY
 Searched On: 11/6/2020 2:44 PM

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

APN:	599-201-04-00
Described As:	W H OF E H OF SEQ OF NWQ SEC 15-17-2E
Address:	
City:	UNINCORPORATED - COUNTY OF SAN DIEGO
Billing Address:	3605 FAIRWAY DR LA MESA CA 91941
Assessed Owner(s):	ELKIN RITA TRUST 06-15-05
Search As:	Tax ID 599-201 Parcel 4

Tax Rate Area:	79002	Value	Conveyance Date:	04/17/2018
Use Code:	061	Land:	Conveying Instrument:	209632
RURAL NON-IRRIGATED 1-10 ACRES		Improvements:	Date Transfer Acquired:	
Region Code:		Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	
Zoning Code:	UNZONED	Inventory:	Year Last Modified:	
Taxability Code:		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:	414.30

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	207.15	20.71	12/10/2020	UNPAID		207.15
2nd	207.15	30.71	04/10/2021	UNPAID		207.15
Total Balance:						414.30

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	0.16

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

RITA ELKIN 1937

AND WHEN RECORDED MAIL TO

Name Rita Elkin
Street Address 3605 Fairway Drive
City & State La Mesa, CA 92041

MAIL TAX STATEMENTS TO

Name Rita Elkin
Street Address 3605 Fairway Drive
City & State La Mesa, CA 92041

82-252939

RECORDED IN OFFICIAL RECORDS OF SAN DIEGO COUNTY, CA.

1982 AUG 16 PM 1:36

VERA L. LYLE COUNTY RECORDER

RF /
MG /
LF / 0
XPD -
LF

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

PARCEL NO. X599-201-04

GD 864 GG

THIS FORM FURNISHED BY TRUSTORS SECURITY SERVICE

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$ N/A
() computed on full value of property conveyed, or
() computed on full value less value of liens and encumbrances remaining at time of sale.
() Unincorporated area: () City of

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

DANIEL LEE BERGLUND and PAULETTE LANI BERGLUND, husband and wife
hereby GRANT(S) to

RITA ELKIN, a widow

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

(As per legal description attached under Exhibit "A" and made a part hereof)

Dated August 4, 1982

Daniel L. Berglund signature and name

DANIEL L. BERGLUND

Paulette L. Berglund signature and name

PAULETTE L. BERGLUND

STATE OF CALIFORNIA
COUNTY OF San Diego } ss.
On August 4, 1982 before me, the undersigned, a Notary Public in and for said State, personally appeared Daniel L. Berglund and Paulette L. Berglund

known to me to be the person whose name subscribed to the within instrument and acknowledged that they executed the same. WITNESS my hand and official seal.

Signature Dovie R. Chambers



(This area for official notarial seal)

No. 252939 82.

Title Order No. File, Escrow or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

1738

1938

-LEGAL DESCRIPTION
Order No. 15315-D

PARCEL 1:

The West Half of the East Half of the Southeast Quarter of the Northwest Quarter of Section 15, Township 17 South, Range 2 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey approved September 4, 1880.

PARCEL 2:

An easement and right of way for road and public utility purposes over, under, along and across: the Westerly 30 feet of the Southwest Quarter of the Northeast Quarter, the Easterly 30 feet of the Southwest Quarter, the Westerly 30 feet of the Southeast Quarter and the Southerly 60 feet of the Southeast Quarter, all in Section 15, Township 17 South, Range 2 East, San Bernardino Base and Meridian, according to United States Government Survey.

PARCEL 3:

An easement for ingress and egress for road purposes over a portion of the Northeast Quarter of the Northeast Quarter of Section 22, Township 17 South, Range 2 East, San Bernardino Base and Meridian, in the County of San Diego, State of California, according to United States Government Survey Plat, approved September 4, 1880, described as follows:

Beginning at the Northeast corner of Section 22, which is common to Sections 14, 15 and 23, Township 17 South, Range 2 East, San Bernardino Base and Meridian; thence along said Easterly Section lines Southerly 100.00 feet to a point; thence Westerly 40 feet to a point; thence Northerly 100.00 feet to a point on the North line of said Section 22; thence Easterly 40 feet to the POINT OF BEGINNING.

RESERVING the right to convey said easement to others.

PARCEL*4:

An easement and right of way for road and public utility purposes over, under, along and across all those portions of the Northwest Quarter of the Northwest Quarter of Section 23, Township 17 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:

A. A strip of land 60 feet wide whose center line is described as follows:

Beginning at a point in the center line of Road Survey No. 974, also known as Honey Springs Road as said center line is shown on Map of said Road Survey on file in the Office of the County Engineer of San Diego County that is North 51°42'10" East along said center line 291 feet from Engineer's Station E C 315+83.41; thence Northwesterly in a straight line to a point on the Westerly line of said Northwest Quarter of the Northwest Quarter distant thereon 365 feet Southerly from the Northwest corner of said Section 23.

Said easement to terminate in the Westerly line of said Section 23.

B. The Westerly 60 feet of the said Northwest Quarter of the Northwest Quarter of said Section 23 lying Northerly of the Northeasterly line of A above.

RESERVING the right to convey said easement to others.

No 252939

82.

DOC # 2005-0515812



JUN 20, 2005 3:11 PM

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

FEES: 11.00
OC: 00
PAGES: 2



FE
SD
100

Recording requested by:
Rita Elkin
3605 Fairway Drive
La Mesa, CA 91941
Mail deed and property
Tax statements to:
same as above

13160

QUITCLAIM DEED

2005-0515812

APN 599-201-04

The undersigned grantor declares that there is no consideration for this transfer to a revocable trust created by grantor. Documentary transfer tax is \$ -0-

For no consideration, Rita Elkin, single, QUITCLAIMS to Rita Elkin, as trustee of the Rita Elkin Trust dated 6/15/05 the following described real property in the County of San Diego, State of California:

Legal description is attached.

Date: 6/15/05

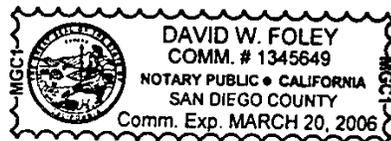
Rita Elkin

Rita Elkin

State of California)
County of San Diego)

On 6/15/05 before me, David W. Foley, a Notary Public, personally appeared Rita Elkin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument. Witness my hand and official seal.

David W. Foley



13161

APN: 599-201-04

W H of E H of SEQ of NWQ of Section 15-17-2E in Jamul, in the County of San Diego,
State of California, filed in the office of the County Recorder of San Diego County.