

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: MONTIEL TRUCK TRL
JAMUL, CA 91935

Assessor's Parcel No: 521-040-23-00

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.

Copyright © 2004-2020 Lender Processing Services, Inc. All Rights Reserved.
All other trademarks and copyrights are the property of their respective holders.



PROPERTY PROFILE

Property Information

Primary Owner : DUNN PAUL W TR
Secondary Owner : DUNN JOAN M TR
Site Address : MONTIEL TRUCK TRL
JAMUL, CA 91935-
Mailing Address : 2864 WILDWIND DR
EL CAJON, CA 92019
Assessor Parcel Number : 521-040-23-00
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: PM15070 PAR 4

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 10.24 AC
Partial Bath : 0	Fireplace : N/A	Number of Units : 0
Total Rooms : 0	Pool/Spa : N	Use Code : Residential-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 : \$27,120	Tax Amount : \$402.06
Land Value : \$27,120	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-047
Percent Improvement : 0 %	Homeowner Exemption : N

Data Deemed Reliable, But Not Guaranteed.



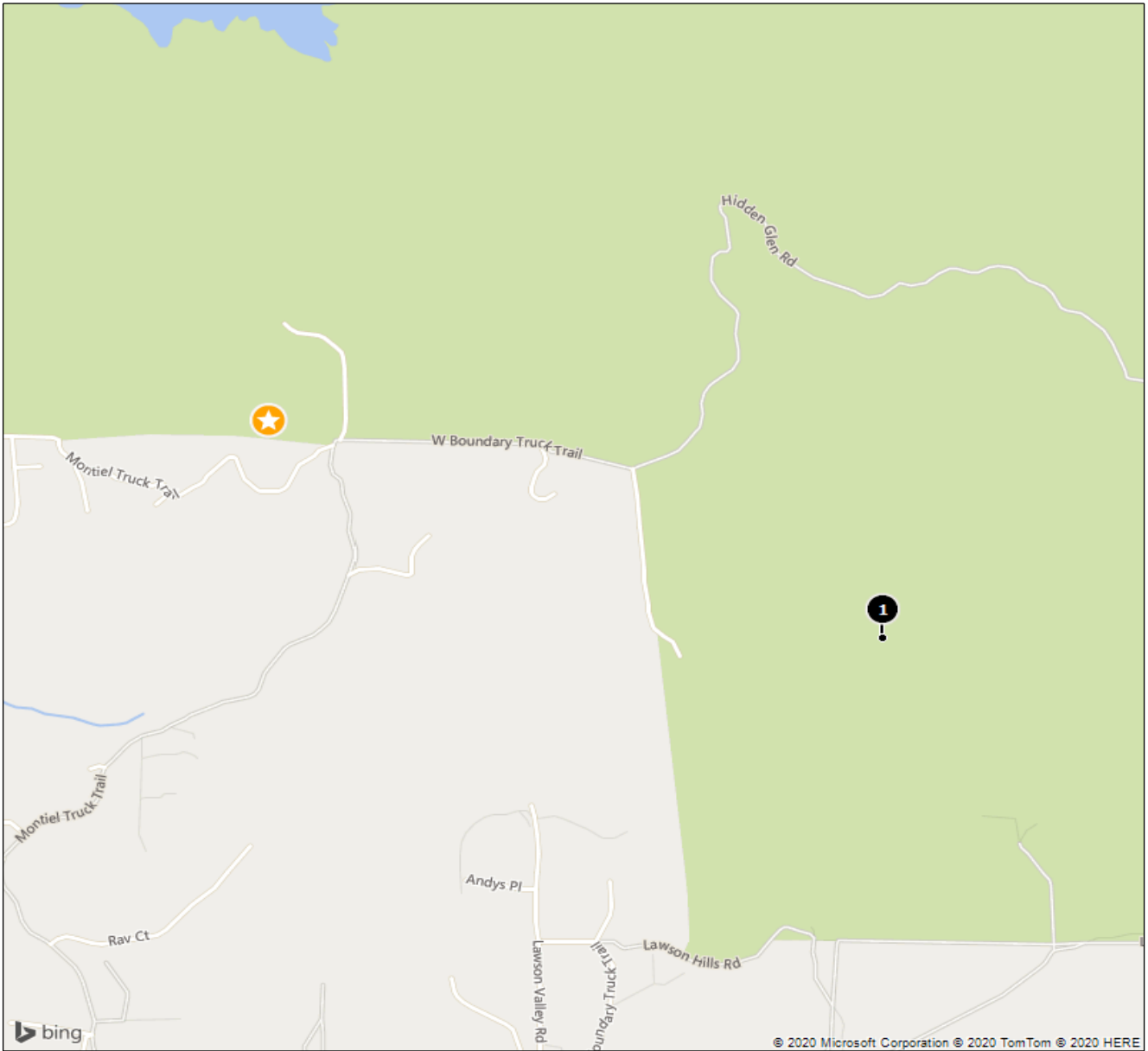
Prior Transfer

Recording Date: 05/01/1979
Price:
First TD:
Lender Name: N/A
Buyer Name: N/A
Buyer Vesting: Trust
Sell Name: N/A
City/Muni/Twp: N/A
Legal: PM15070 PAR 4

Document #:
Document Type: N/A
Type of Sale: Price Per Public Records

Data Deemed Reliable, But Not Guaranteed.

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



1. Lazaroff Ln, Jamul

04/01/2020

\$245,000

Data Deemed Reliable, But Not Guaranteed.

Copyright © 2004-2020 Lender Processing Services, Inc. All Rights Reserved. All other trademarks and copyrights are the property of their respective holders.
11/07/2020 02:50:30 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:	10	10	10
Living Area (SqFt):			
Sale Price:	\$245,000	\$245,000	\$245,000
Year Built:			
Age:			

Subject Property

Sale Date: N/A **Year Built:** N/A **Price:** N/A **Pool:** N
Lot Size: 10.24 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	LAZAROFF LN JAMUL, CA 91935	04/01/2020	\$245,000	\$0	\$0	0	0		10.07 SF	N/A	
Owner: RODRIGUEZ SANCHEZ, MOISES;		Seller: DUNN, JOAN MARIE; THE PAUL AND JOAN									
APN: 521-150-01-00		Document #: 2020-0165026									
Legal: Lot:1 Subdivision:COUNTRY OF SAN DIEGO TRACT NO 4842 Map Ref:MAP											
Land Use: Residential-Vacant Land		Located approximately 1.15 miles from subject property.									

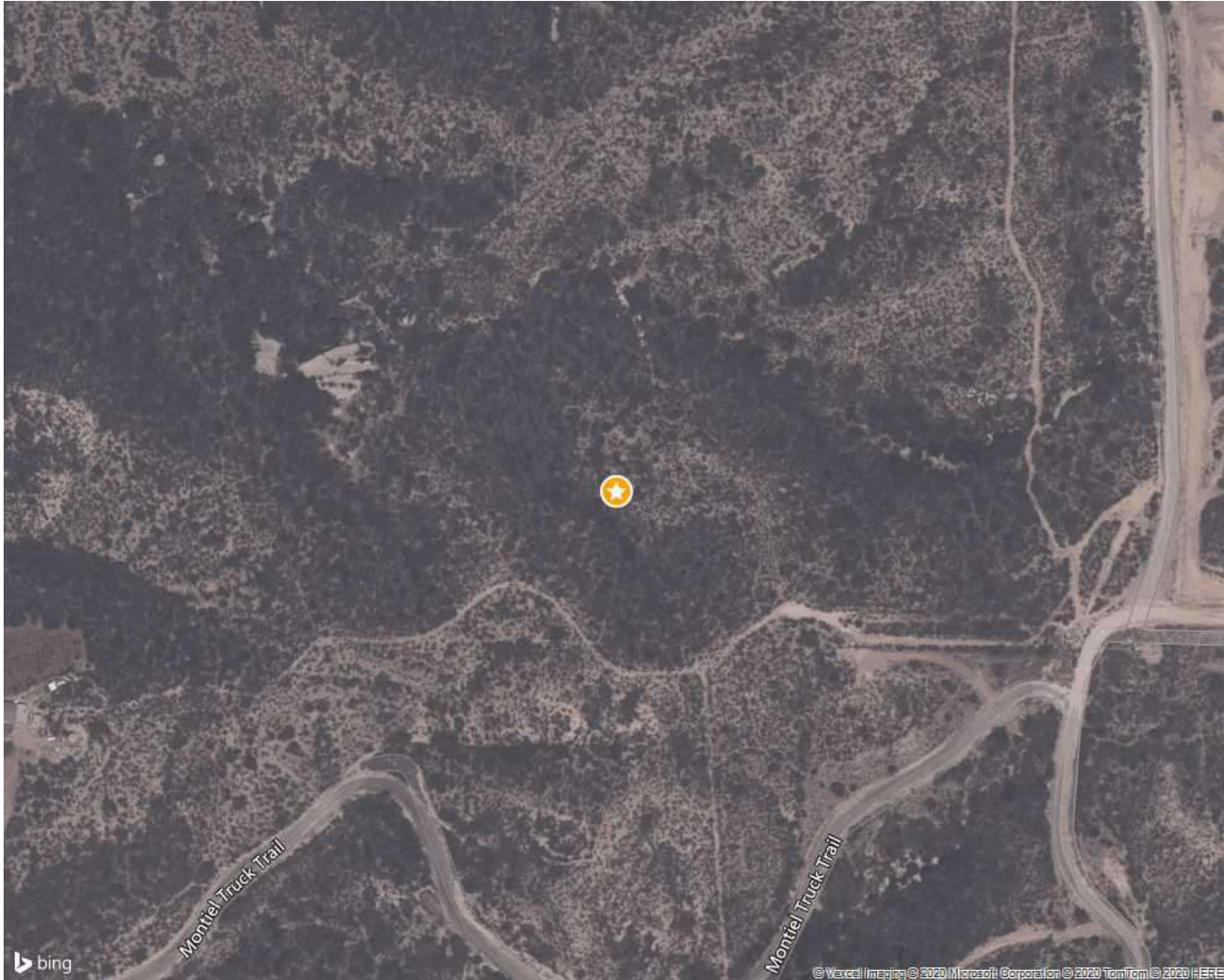
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p><i>DUNN PAUL & JOAN TRUST (05-15-70)</i> MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-040-21-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 10/09/2008 Land Use: Residential-Vacant Land</p>	<p><i>DUNN PAUL W TR</i> MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-040-22-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 9 Year Built: Garage: Sale Date: 05/01/1979 Land Use: Residential-Vacant Land</p>
<p><i>HEGER NICHOLAS A & SALLIE A</i> 18020 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-10-00 Bedrooms: 5 Telephone: Bathrooms: 2 Square Feet: 2,292 Lot size: 20 Year Built: 2000 Garage: G Sale Date: 11/16/2006 Land Use: Single Family Residential</p>	<p><i>IULI LINO</i> BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-15-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 11/10/2011 Land Use: Residential-Vacant Land</p>
<p><i>WITTER ANNA</i> 18104 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-11-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,717 Lot size: 20 Year Built: 1996 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p><i>FIGUEROA GERARDO R & RAMIREZ MARTHA A</i> 17950 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-07-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,004 Lot size: 20 Year Built: 1980 Garage: Sale Date: Land Use: Single Family Residential</p>
<p><i>KILPATRICK & MANGAN FAMILY TRUST (08-04-98)</i> 4647 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-55-00 Bedrooms: 3 Telephone: Bathrooms: 3 Square Feet: 2,364 Lot size: 20 Year Built: 1983 Garage: G Sale Date: 08/25/1997 Land Use: Single Family Residential</p>	<p><i>BEETSON NIKKI M</i> 4648 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-110-56-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 837 Lot size: 20 Year Built: 1948 Garage: Sale Date: Land Use: Single Family Residential</p>
<p><i>RECKLAU JOHNNY JR</i> 17850 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-20-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,709 Lot size: 13 Year Built: 2013 Garage: G Sale Date: Land Use: Single Family Residential</p>	<p><i>CHRIST ROBIN J</i> 18188 W BOUNDARY TRUCK TRL JAMUL, CA 91935 APN: 521-040-24-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,537 Lot size: 4 Year Built: 2000 Garage: Sale Date: 08/04/1999 Land Use: Single Family Residential</p>

Data Deemed Reliable, But Not Guaranteed.



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

Data Deemed Reliable, But Not Guaranteed.

Copyright © 2004-2020 Lender Processing Services, Inc. All Rights Reserved. All other trademarks and copyrights are the property of their respective holders.
11/07/2020 02:50:31 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
Searched: 521-040-23-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: NAGARAJ.RANGEGOW
 DA
 Searched On: 11/6/2020 4:42 PM

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

APN:	521-040-23-00
Described As:	PARCEL MAP NO 15070 PM15070 PAR 4
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 TR AND DUNN JOAN M TR
Search As:	Lot 4 PM 15071 Lot 4 PM 15070

Tax Rate Area:	79047	Value	Conveyance Date:	05/01/1979
Use Code:	010	Land:	Conveying Instrument:	177617
VACANT RESIDENTIAL		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:		Religious:	Tax Defaulted:	
		All Other:	Total Tax:	402.06
		Net Taxable Value:		
				27,120.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	201.03	20.10	12/10/2020	UNPAID		201.03
2nd	201.03	30.10	04/10/2021	UNPAID		201.03
Total Balance:						402.06

Parcel Status:	Exempt: NO	Common Area:
----------------	-------------------	--------------

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
-----------------	-----------------	-------------------------	----------------------	---------------

Account	Special Lien Description	Amount
277701	MONTIEL RD IMP/MAINT	77.00
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 *****

RECORDING REQUESTED BY
COMMONWEALTH LAND TITLE CO.

983

DOC # 1999-0537329

AUG 04, 1999 8:00 AM

WHEN RECORDED MAIL THIS DEED AND,
UNLESS OTHERWISE SHOWN BELOW,
MAIL TAX STATEMENTS TO:

ROBIN J. CHRIST
P.O. BOX 114
JAMUL, CA 91935

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
GREGORY J. SMITH, COUNTY RECORDER
FEES: 7.00
DC: NA



BOVE THIS LINE FOR RECORDER'S USE

EASEMENT Grant Deed

A.P.N. 521-040-23

The undersigned grantor(s) declare(S):
Documentary transfer tax is \$ NONE
() 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 _____, and

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

PAUL W. DUNN AND JOAN M. DUNN, AS TRUSTEES UNDER THE PAUL AND JOAN
DUNN TRUST DATED MAY 13, 1970

hereby GRANT(S) to ROBIN J. CHRIST, A MARRIED WOMAN AS HER SOLE AND SEPARATE
PROPERTY

the real property in the City of _____, County of SAN DIEGO, State of California, described as

AN EASEMENT FOR ^NGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER,
ALONG AND ACROSS THE FOLLOWING DESCRIBED REAL PROPERTY:

SOUTHERLY 30 FEET OF EASTERLY 150 FEET OF SOUTHEAST QUARTER OF
SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 2 EAST,
SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN DIEGO,
STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLOT MAP

Dated JUNE 28, 1999

Signature of Grantor

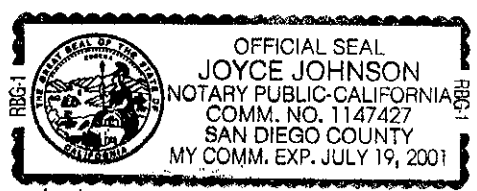
State of California)
County of San Diego) S.S.

Paul W. Dunn Trustee
PAUL W. DUNN, TRUSTEE

On 7-14-99 before me, JOYCE JOHNSON,
NOTARY PUBLIC, personally appeared PAUL W. DUNN
AND JOAN M. DUNN

Joan M. Dunn Trustee
JOAN M. DUNN, TRUSTEE

personally known to me (or proved to me on the basis of satisfactory evi-
dence) 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 signatures(s) on the instrument the person(s), or the entity upon be-
half of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.
Signature Joyce Johnson

(This area for official notarial seal)

MAIL TAX STATEMENTS TO, _____