

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: 521-100-37-00

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 : 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 : 521-100-37-00
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 21 TWN 16 RNG 02E
SEC 21-16-2E*NEQ*SLY 150 FT OF SEQ OF

Property Characteristics

Bedrooms : 0	Year Built : N/A	Square Feet : 0
Bathrooms : 0.0	Garage : N/A	Lot size : 4.71 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 : 05/17/2002	Document # : 2002-0418812
Transfer Value : \$185,000	Cost/Sq Feet : N/A
First Loan Amt : N/A	Lender :

Assessment/Tax Information

Assessed Value : \$18,900	Tax Amount : \$280.86
Land Value : \$18,900	Tax Status : Current
Improvement Value : \$0	Tax Rate Area : 79-021
Percent Improvement : 0 %	Homeowner Exemption : N

Data Deemed Reliable, But Not Guaranteed.

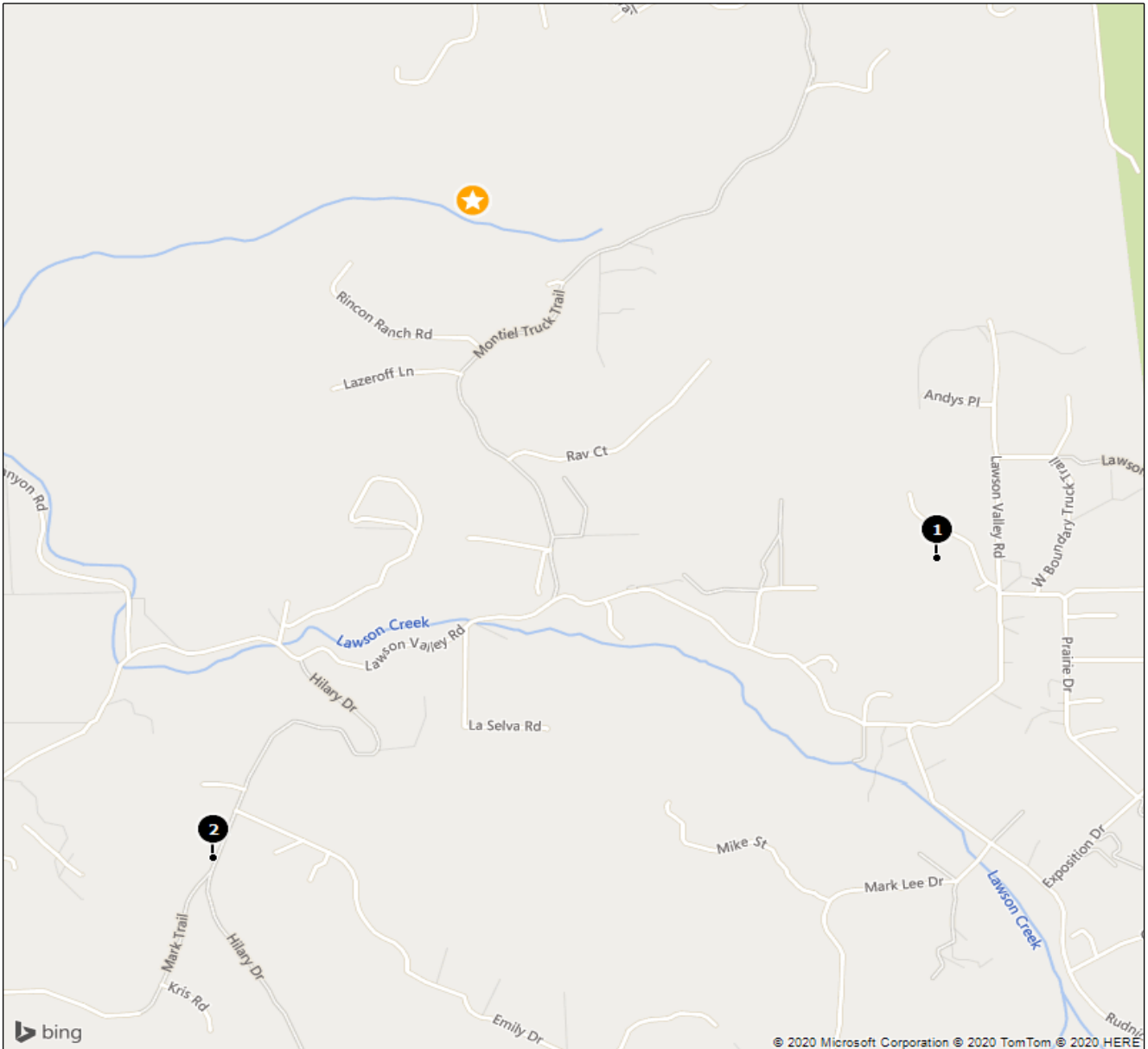


Prior Transfer

Recording Date:	05/17/2002	Document #:	2002-0418812
Price:	\$185,000	Document Type:	Grant Deed
First TD:		Type of Sale:	0
Lender Name:			
Buyer Name:	DUNN, PAUL W; DUNN, JOAN M		
Buyer Vesting:	Trust		
Sell Name:	ALBORG FAMILY PARTNERS,		
City/Muni/Twp:	EL CAJON		
Legal:	SEC/TWN/RNG/MER:NE4NW4 S21T16SR02E SBM FILE #1991-0659901 SW4 NE4 E4 SE4 NW4 TOGETHER W/ S150 FT SE4 NE4 & S150 FT W2 SW4 NW4 ALSO TOGETHER		

Data Deemed Reliable, But Not Guaranteed.

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



1. Lawson Valley Rd, Jamul	09/30/2020	\$50,000
2. Hilary Dr, Jamul	10/29/2019	\$170,000

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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:	5	8	12
Living Area (SqFt):	0	0	0
Sale Price:	\$50,000	\$110,000	\$170,000
Year Built:	0	0	0
Age:	0	0	0

Subject Property

Sale Date: 05/17/2002 **Year Built:** N/A **Price:** \$185,000 **Pool:** N
Lot Size: 4.71 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	LAWSON VALLEY RD JAMUL, CA 91935	09/30/2020	\$50,000	\$0	\$0	0	0		12.34 SF	N/A
	Owner: ALHADAWY, ALI									
	APN: 522-050-73-00									
	Legal: Lot:4 Subdivision:PARCEL MAP NO 17141 Map									
	Land Use: Agricultural-Unimproved Vacant Land									
										Located approximately 1.06 miles from subject property.
2	HILARY DR JAMUL, CA 91935	10/29/2019	\$170,000	\$0	\$0	0	0		5.18 SF	N/A
	Owner: KRUSE, MARK ALAN; KRUSE, DEBORAH									
	APN: 522-042-29-00									
	Legal: Abbreviated Description:STR: NW4SE4&SW4NE4&NE4SW4 S28T16SR02E SBM									
	Land Use: Agricultural-Unimproved Vacant Land									
										Located approximately 1.33 miles from subject property.

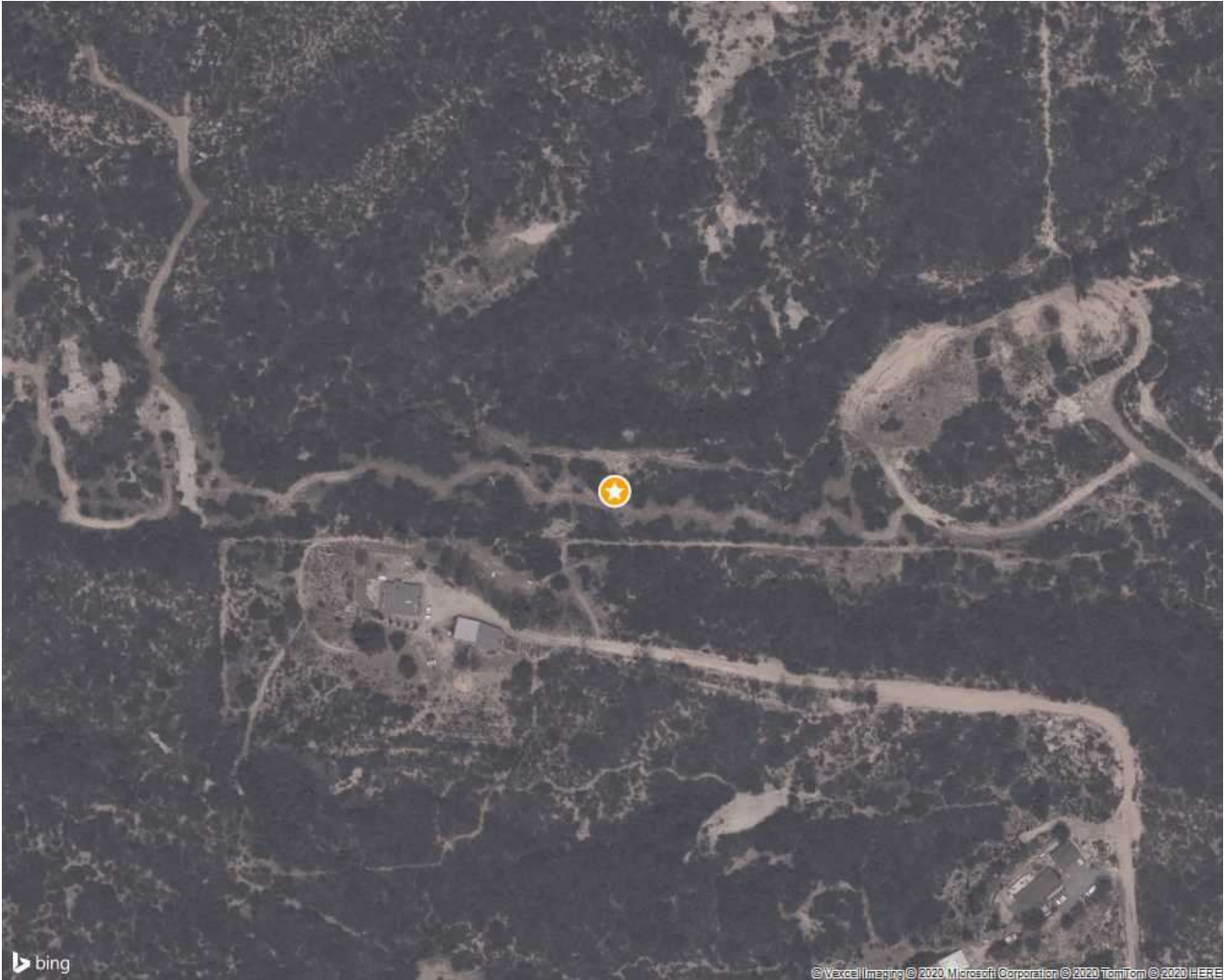
Data Deemed Reliable, But Not Guaranteed.



NEARBY PROPERTY OWNERS

<p>ALBA JONATHAN & HERLINDA TRUST 17421 RINCON RANCH RD JAMUL, CA 91935 APN: 521-100-38-00 Bedrooms: 2 Telephone: 619-445-4256 Bathrooms: 1 Square Feet: 844 Lot size: 17 Year Built: 1993 Garage: Sale Date: 12/14/2005 Land Use: Single Family Residential</p>	<p>REIGLE DANIEL K & JOSILE M 4190 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-34-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 3,420 Lot size: 7 Year Built: 1990 Garage: G Sale Date: 12/29/1995 Land Use: Single Family Residential</p>
<p>PROVENCHER GAGE C & BRITTANY E 4240 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-33-00 Bedrooms: 2 Telephone: Bathrooms: 1 Square Feet: 1,147 Lot size: 11 Year Built: 1981 Garage: Sale Date: Land Use: Single Family Residential</p>	<p>ROCHFORD JAMES L MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-30-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 15 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>
<p>PERAZA CESAR J & VICKIE 4238 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-20-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 1,440 Lot size: 8 Year Built: 1988 Garage: G Sale Date: Land Use: Mobile home</p>	<p>BLAKESLEE CHRISTOPHER D 4230 MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-21-00 Bedrooms: 3 Telephone: Bathrooms: 2 Square Feet: 2,208 Lot size: 10 Year Built: 1979 Garage: G Sale Date: 05/31/2011 Land Use: Single Family Residential</p>
<p>GARCIA SYBIL MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-41-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 10 Year Built: Garage: Sale Date: 11/01/1985 Land Use: Agricultural-Unimproved Vacant Land</p>	<p>GARCIA SYBIL MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-40-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 8 Year Built: Garage: Sale Date: 11/01/1985 Land Use: Agricultural-Unimproved Vacant Land</p>
<p>GARCIA SYBIL MONTIEL TRUCK TRL JAMUL, CA 91935 APN: 521-100-39-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 8 Year Built: Garage: Sale Date: 11/01/1985 Land Use: Agricultural-Unimproved Vacant Land</p>	<p>LUTHI FAMILY 2018 TRUST (06-13-18) SLOAN CYN JAMUL, CA 91935 APN: 521-100-17-00 Bedrooms: 0 Telephone: Bathrooms: 0 Square Feet: 0 Lot size: 5 Year Built: Garage: Sale Date: Land Use: Residential-Vacant Land</p>

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

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11/07/2020 02:55:02 AM Customer Service Rep: Vijayakumar

Tax Search



San Diego, California
Searched: 521-100-37-00
 Non-Order Search

Tax Year: 2020-2021
 Tax Cover: 10/30/2020
 Searched By: NAGARAJ.RANGEGOW
 DA
 Searched On: 11/6/2020 4:50 PM

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

APN:	521-100-37-00
Described As:	SLY 150 FT OF SEQ OF NEQ SEC 21-16-2E
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 521-100 Parcel 37

Tax Rate Area:	79021	Value	Conveyance Date:	05/17/2002
Use Code:	061	Land:	Conveying Instrument:	418812
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:	Total Tax:	280.86
		All Other:		
		Net Taxable Value:		
				18,900.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	140.43	14.04	12/10/2020	UNPAID		140.43
2nd	140.43	24.04	04/10/2021	UNPAID		140.43
Total Balance:						280.86

Parcel Status:	Exempt: NO	Common Area:
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Bonds: 0	Parcel Changed: Yes	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
277701	MONTIEL RD IMP/MAINT	55.00
511913	CO MOSQUITO/RAT CTRL	2.28
511914	MOSQUITO VECTOR CONT	0.08

Underlying Parcels:	Future Parcels:	Related Parcels:
521-100-07-00		

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
RECORDED AT THE REQUEST OF
CHICAGO TITLE CO
AND WHEN RECORDED MAIL TO:

DOC # 2002-0418812

MAY 17, 2002 8:00 AM

PAUL W. DUNN
JOAN M. DUNN
2864 WILDWIND DR.
EL CAJON, CA 92019

000949

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

FEES: 232.50
OC: 00

Title Order No. 28011077-5
Escrow No. 88349-G



2002-0418812

Assessor's Parcel No. 521-110-62&60 521-100-02,03&37 _____ LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$203.50
(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

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

ALBORG FAMILY PARTNERS
hereby GRANTS(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 County of San Diego, State of California:

Portions of Sections 21 and 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;
AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED 1-PAGE LEGAL DESCRIPTION ATTACHED AND BY
THIS REFERENCE INCORPORATED AND MADE A PART HEREOF:

THIS DEED IS BEING SIGNED IN COUNTERPART

Dated: March 30, 2002

STATE OF Maine

COUNTY OF Penobscot) SS

On March 30, 2002, before me,
ERIC A. FURRY a Notary Public in and for
said state, personally appeared Roger Alborg

personally known to me (or proved to me on the basis of satisfac-
tory evidence) to be the person(s) whose name(s) is subscribed
to the within instrument and acknowledged to me that he
executed the same in his authorized capacity(ies), and that
by such signature on the instrument the person or entity executed
the instrument.

WITNESS my hand and official seal.

Signature Eric A. Furry

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ALBORG FAMILY PARTNERS

By: [Signature]

By: _____

176
5P
UP
TT

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

000950

PAUL W. DUNN
JOAN M. DUNN
2864 WILDWIND DR.
EL CAJON, CA 92019

Title Order No. 28011077-5
Escrow No. 88349-G

Assessor's Parcel No. 521-110-62&60 521-100-02,03&37 SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):
Documentary transfer tax is \$203.50
(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

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

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in the County of San Diego, State of California, according to the Official Plat thereof;
AS MORE PARTICULARLY DESCRIBED IN THE ATTACHED 1-PAGE LEGAL DESCRIPTION ATTACHED. AND BY
THIS REFERENCE INCORPORATED AND MADE A PART HEREOF:

THIS DEED IS BEING SIGNED IN COUNTERPART

Dated: March 30, 2002

STATE OF Maine

COUNTY OF Penobscot ss

On March 30, 2002, before me,
Eric A. Furey a Notary Public in and for
said state, personally appeared Roger Alborg

personally known to me (or proved to me on the basis of satisfac-
tory evidence) to be the person(s) whose name(s) is subscribed
to the within instrument and acknowledged to me that he
executed the same in his authorized capacity(ies), and that
by such signature on the instrument the person or entity executed
the instrument.

WITNESS my hand and official seal.

Signature Eric A. Furey

(This area for official notarial seal)

MAIL TAX STATEMENTS AS DIRECTED ABOVE

ALBORG FAMILY PARTNERS

By: [Signature]
By: [Signature]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

C00951

STATE OF CALIFORNIA)

COUNTY OF Contra Costa, SS

On May 7, 2002, before me, Mary Lothrop, a Notary Public, personally appeared Thomas E. Alborg

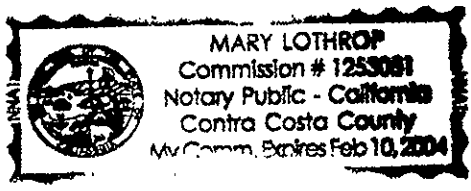
personally known to me

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 executed the same in his authorized capacity, and that by his signature on the within instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

Mary Lothrop SIGNATURE OF NOTARY



OPTIONAL SECTION

CAPACITY CLAIMED BY SIGNER

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

- () INDIVIDUAL
() CORPORATE OFFICER(S)

TITLE(S)

- () PARTNER(S) () LIMITED
() ATTORNEY-IN-FACT () GENERAL
() TRUSTEE(S)
() OTHER:



TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES DATE OF DOCUMENT
SIGNER(S) OTHER THAN NAMES ABOVE

000952

GOVERNMENT CODE 27361.7

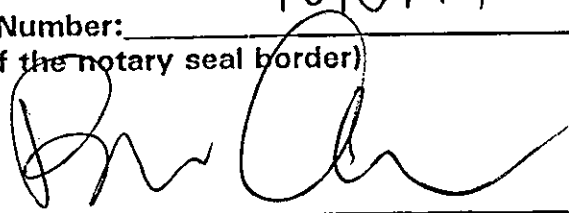
I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:

Name of the Notary: Mary Lothrop

Commission Number: 1253051 Date Commission Expires: Feb. 10, 04

County Where Bond is Filed: Contra Costa

Manufacturer or Vendor Number: NNA1
(Located on both sides of the notary seal border)

Signature:  _____
Firm Name (if applicable)

Place of Execution: SAN DIEGO Date: 5/17/02

DESCRIPTION
000953

PARCEL A:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, AS DESCRIBED IN PARCEL "A" OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 19, 1991 AS FILE NO. 1991-0659901 OF OFFICIAL RECORDS.

PARCEL B-1:

THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND THE EAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF, TOGETHER WITH THE SOUTHERLY 150 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 2 EAST, AND THE SOUTHERLY 150 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 2 EAST, SAN BERNARDINO MERIDIAN, IN SAID COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ALSO TOGETHER WITH THE SOUTHERLY 150 FEET OF THE WESTERLY 300 FEET (MEASURED ALONG THE SOUTHERLY LINE) 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.

SAID PARCEL BEING DESCRIBED AS PARCEL "B" OF CERTIFICATE OF COMPLIANCE RECORDED DECEMBER 19, 1991 AS FILE NO. 1991-0659901 OF OFFICIAL RECORDS.

PARCEL B-2:

AN EASEMENT AND RIGHT OF WAY FOR ROAD PURPOSES OVER A STRIP OF LAND 30 FEET IN WIDTH LYING 15 FEET ON EACH SIDE OF THE CENTER LINE OF THAT CERTAIN TRAVELED ROAD (AS SAID ROAD WAS LOCATED ON JANUARY 4, 1957), CROSSING THE SOUTHERLY PORTION 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 THE OFFICIAL PLAT THEREOF, IN A GENERAL EASTERLY AND WESTERLY DIRECTION.

EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID NORTHWEST QUARTER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 DISTANT THEREON 1300 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID EAST HALF; THENCE EASTERLY ALONG A LINE PARALLEL WITH THE SOUTHERLY LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 262.00 FEET; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE 362 FEET TO A POINT ON THE WESTERLY LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 22 DISTANT THEREON 250 FEET SOUTHERLY FROM THE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID WESTERLY LINE 250 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT AND RIGHT OF WAY IS HEREBY DECLARED TO BE APPURTENANT TO AND IS FOR THE USE AND BENEFIT OF THE PRESENT AND FUTURE OWNER OR OWNERS, OF ALL OR ANY PART OR PORTIONS OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, AND THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22 IN SAID TOWNSHIP 16 SOUTH, RANGE 2 EAST.