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San Diego County

7676 Hazard Center Drive, Suite 1100 · San Diego, CA 92108
PHONE 619.231.4607

ADDRESS

1025 E VALLEY PKWY

ESCONDIDO, CA 92025

APN

230-121-03-00

Property Detail Report

1025 E Valley Pkwy #29, Escondido, CA 92025-4618

APN: 230-121-03-00

San Diego County Data as of: 10/10/2024

Owner Information

Owner Name: Ulloa Family Trust 02-11-11
Vesting:
Mailing Address: 9339 Kenwood Dr, Spring Valley, CA 91977-2425
Occupancy: Absentee Owner

Location Information

Legal Description: Blk 26 Lot 13 Tr 000336
APN: 230-121-03-00
Munic / Twnshp: City Of Escondido
Subdivision: Escondido
Neighborhood: Central Escondido
Elementary School: Central Elementary...
Latitude: 33.12919
County: San Diego, CA
Census Tract / Block: 020202 / 3009
Legal Lot / Block: 13 / 2
Legal Book / Page: 230 / 12
Alternate APN:
Twnshp-Rng-Sec:
Tract #: 000336
School District: Escondido Union School District
Middle School: Del Dios Middle Sc...
High School: Orange Glen High S...
Longitude: -117.06904

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 02/11/2011 / 03/14/2011
Buyer Name: Ulloa Family Trust
Price: Ulloa Humberto & Rafaela
Seller Name:
Transfer Doc #: 2011.135910
Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date: 09/06/2006 / 10/31/2006
Multi / Split Sale:
1st Mtg Amt / Type: \$400,000 / Conventional
2nd Mtg Amt / Type: \$57,500 / Conventional
Seller Name: Rodriguez, Arasely
Lender: Silva Maria A Family Trust
Sale Price / Type: \$610,000 / Full Value
Price / Sq. Ft.: \$254
1st Mtg Rate / Type: 639.0 / Fixed
2nd Mtg Rate / Type: \$6 / Fixed
Deed Type: Deed
New Construction:
1st Mtg Doc #: 2006.773918
Sale Doc #: 2006.773917
Title Company: Fidelity National...

Prior Sale Information

Sale / Rec Date: 01/03/2006 / 01/31/2006
1st Mtg Amt / Type: \$480,000 / Conventional
Prior Lender: Silva Maria A Family Trust
Sale Price / Type: \$480,000 / Full Value
1st Mtg Rate / Type: 628.0 / Fix
Prior Deed Type: Deed
Prior Sale Doc #: 2006.72982

Property Characteristics

Gross Living Area: 2,400 Sq. Ft.
Living Area: 2,400 Sq. Ft.
Total Adj. Area:
Above Grade: 2,400 Sq. Ft.
Basement Area:
Style:
Foundation: Concrete
Quality: Average
Condition: Average
Total Rooms: 0
Bedrooms:
Baths (F / H): 1 / 1
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall: Brick/Stone
Construction Type: Brick
Year Built / Eff: 1958 / 1958
Stories: 1
Parking Type: Open Space(S)
Garage #: 6
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material: Tile

Site Information

Land Use: Store Building
State Use:
County Use: 21 - 1 To 3 Story Misc. Store Bldgs.
Site Influence:
Flood Zone Code: X
Community Name: Escondido, City Of
Lot Area: 7,668 Sq. Ft.
Lot Width / Depth:
Usable Lot:
Acres: 0.176
Flood Map #: 06073C0814G
Flood Panel #: 0814G
Zoning: C-6
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 05/16/2012
Inside SFHA: False

Tax Information

Assessed Year: 2024
Tax Year: 2024
Tax Area: 04-223
Property Tax: \$6,580.42
Exemption:
Assessed Value: \$575,000
Land Value: \$445,000
Improvement Value: \$130,000
Improved %: 22.61 %
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Sales Comparables

1025 E Valley Pkwy #29, Escondido, CA 92025-4618

APN: 230-121-03-00

San Diego County Data as of: 10/10/2024

Subject Property

1025 E Valley Pkwy #29, Escondido, CA 92025-4618

Sale Price / Type:	\$610,000 / Full Value	Lot Area:	7,668 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	09/06/2006 / 10/31/2006	Living Area:	2,400 Sq. Ft.	Baths (F / H):	1 / 1
Year Built / Eff:	1958 / 1958	Pool:		Total Rooms:	
Assessed Value:	\$575,000	Zoning:	C-6	Stories:	1
Land Use:	Store Building	Acres:	0.18	Roof Material:	Tile
Owner Name:	Ulloa Family Trust 02-11-11	Cooling:		Prior Sale Price:	\$480,000
Mailing Address:	9339 Kenwood Dr, Spring Valley, CA 91977-2425	Fireplace:		Prior Sale Date:	
County:	San Diego	Parking Type:	Open/Unassigned Space(S)	Prior Rec Date:	01/31/2006
APN:	230-121-03-00	Flood Zone Code:	X	Prior Sale Doc #:	2006.72982
Subdivision:	Escondido				
Census Tct / Blk:	020202 / 3009				
1st Mtg / Type:	\$400,000 / Conventional				
Res / Comm Units:					

Search Criteria

# Months Back:	6	Distance From Subject:	1 mi
Living Area	35.0 + / -	Land Use:	No Preference
Difference:			

20 Comparable Properties Found

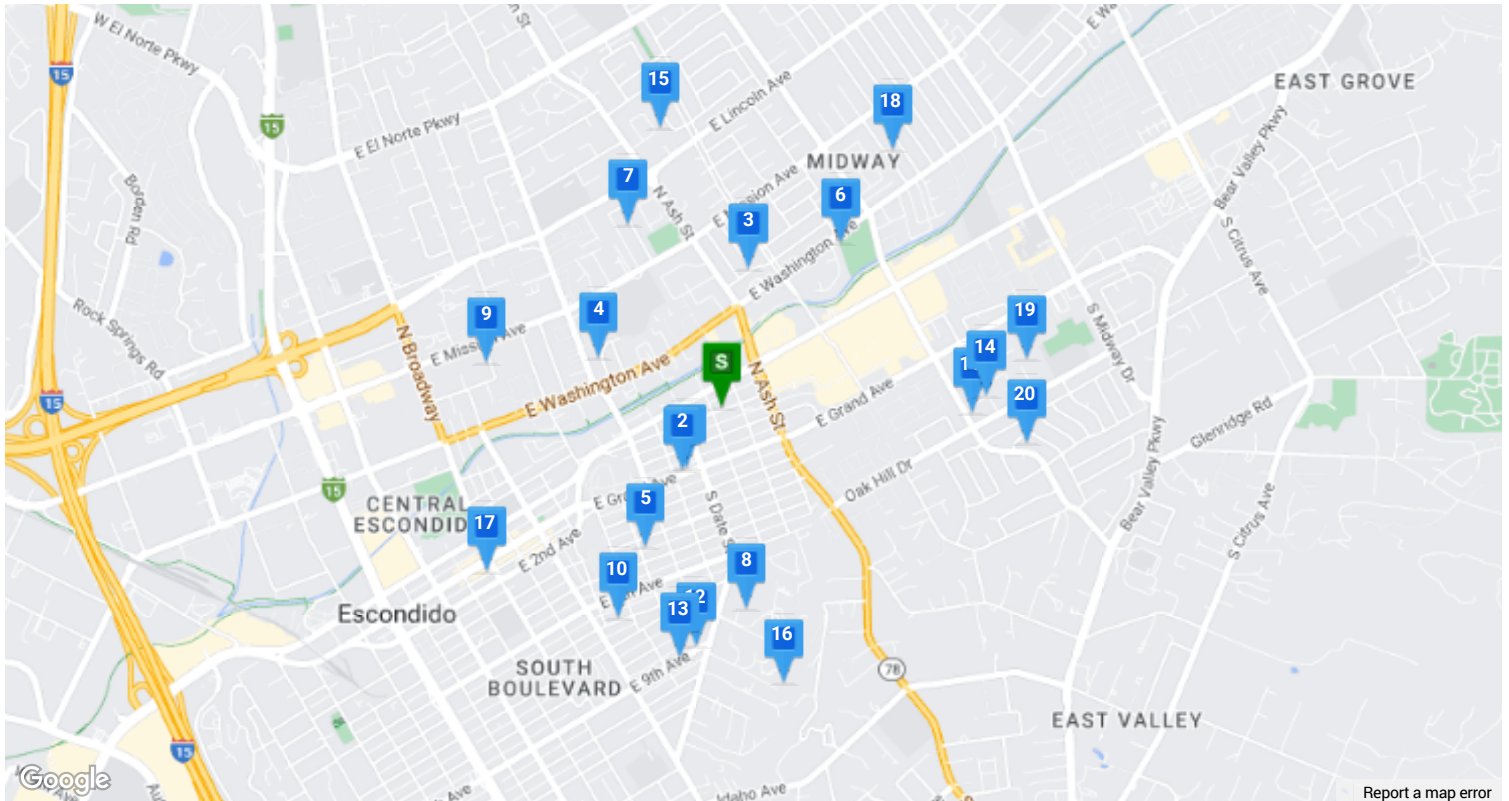
COMPARABLE PROPERTY SUMMARY				
	Subject	Low	Average	High
Price	\$610,000	\$700,000	\$975,350	\$1,500,000
Living Area	2,400	1,566	1,913	2,550
Price / Sq. Ft.	\$254	\$353	\$509	\$728
Bedrooms		3	4	5
Baths	1	2	2	4
Lot Area	7,668 Sq. Ft.	3,591 Sq. Ft.	12,563 Sq. Ft.	80,586 Sq. Ft.
Stories	1	1	1.17	2
Year Built	1958	1939	1964	2000
Distance		0.26 mi	0.70 mi	0.96 mi

Sales Comparables

1025 E Valley Pkwy #29, Escondido, CA 92025-4618

APN: 230-121-03-00

San Diego County Data as of: 10/10/2024



📌 Subject Property 📌 Comparables

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.26		818-30 E Grand Ave #30, Escondido, CA 92025-3402	03/21/2024	\$1,500,000			2,061	\$728		13,990	55
2	0.27		810 E Grand Ave, Escondido, CA 92025-3402	05/20/2024	\$850,000			1,889	\$450		6,149	36
3	0.40		665 Hoover St, Escondido, CA 92027-1935	08/09/2024	\$729,000			1,614	\$452	3 / 2	6,000	63
4	0.40		710 Elmwood Dr, Escondido, CA 92025-2106	05/22/2024	\$720,000			1,579	\$456	3 / 3	6,930	69
5	0.53		304 S Grape St #20, Escondido, CA 92025-4433	05/22/2024	\$1,275,000			2,350	\$543	4 / 4	8,723	74
6	0.60		544 El Rancho Ln, Escondido, CA 92027-2308	06/30/2024	\$890,000			1,749	\$509	4 / 2	7,100	64
7	0.61		917 N Beech St, Escondido, CA 92026-3203	07/03/2024	\$700,000			1,667	\$420	4 / 2	6,300	64
8	0.67		738 Luna Vista Dr, Escondido, CA 92025-5244	06/20/2024	\$939,000			1,858	\$505	4 / 2	25,700	64
9	0.75		743 Park Pl, Escondido, CA 92025-1907	04/03/2024	\$720,000			1,566	\$460	5 / 2	7,611	79
10	0.76		430 E 6th Ave, Escondido, CA 92025-4319	07/17/2024	\$875,000			1,742	\$502	4 / 2	7,000	84

11	0.78	1635 Hawk Ridge Pl, Escondido, CA 92027-3742	09/10/2024	\$886,000	2,508	\$353	4 / 3	9,300	44
12	0.79	636 E 9th Ave, Escondido, CA 92025-5134	06/03/2024	\$1,232,000	2,316	\$532	4 / 3	15,000	73
13	0.83	538 E 9th Ave, Escondido, CA 92025-5132	05/20/2024	\$1,319,000	2,121	\$622	3 / 2	10,325	85
14	0.83	1660 Hawk Ridge Pl, Escondido, CA 92027-3743	07/05/2024	\$873,000	2,122	\$411	4 / 3	7,200	45
15	0.85	1223 Armstrong Cir, Escondido, CA 92027-1669	06/28/2024	\$890,000	1,653	\$538	4 / 2	5,054	45
16	0.92	1035 Park Hill Dr, Escondido, CA 92025-5209	08/16/2024	\$1,179,000	1,848	\$638	3 / 2	80,586	74
17	0.92	117 W Grand Ave, Escondido, CA 92025-2601	04/04/2024	\$1,350,000	2,550	\$529		3,591	24
18	0.93	704 Aster St, Escondido, CA 92027-2013	08/12/2024	\$780,000	1,569	\$497	3 / 2	6,100	61
19	0.96	316 Highland Pl, Escondido, CA 92027-3709	08/09/2024	\$850,000	1,896	\$448	4 / 3	9,500	52
20	0.96	1655 Queenston Dr, Escondido, CA 92027-4053	04/26/2024	\$950,000	1,610	\$590	3 / 2	9,100	55

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comp #1 - 0.26 Miles From Subject**818-30 E Grand Ave #30, Escondido, CA 92025-3402**

Sale Price / Type:	\$1,500,000 / Full Value	Lot Area:	13,990 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	03/21/2024 / 09/10/2024	Living Area:	2,061 Sq. Ft.	Baths (F / H):	
Year Built / Eff:	1969 / 1969	Pool:		Total Rooms:	
Assessed Value:	\$361,166	Zoning:	5	Stories:	
Land Use:	Store Building	Acres:	0.32	Roof Material:	
Owner Name:	Little People Preschool LLC	Cooling:		Prior Sale Price:	\$235,000
Mailing Address:	1154 Adele Ln, San Marcos, CA 92078-4570	Fireplace:		Prior Sale Date:	
County:	San Diego	Parking Type:		Prior Rec Date:	12/11/1998
APN:	230-181-12-00	Flood Zone	X	Prior Sale Doc #:	1998.804698
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020202 / 3031				
1st Mtg / Type:	\$1,250,000 / Private Party				
Res / Comm Units:					

Comp #2 - 0.27 Miles From Subject**810 E Grand Ave, Escondido, CA 92025-3402**

Sale Price / Type:	\$850,000 / Full Value	Lot Area:	6,149 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	05/20/2024 / 05/21/2024	Living Area:	1,889 Sq. Ft.	Baths (F / H):	
Year Built / Eff:	1988 / 1988	Pool:		Total Rooms:	
Assessed Value:	\$524,289	Zoning:	5	Stories:	
Land Use:	Medical Building	Acres:	0.14	Roof Material:	
Owner Name:	Frickman Michael / Frickman Heather	Cooling:		Prior Sale Price:	\$470,000
Mailing Address:	2113 Alga Rd, Carlsbad, CA 92009-6202	Fireplace:		Prior Sale Date:	07/21/2017
County:	San Diego	Parking Type:		Prior Rec Date:	10/02/2017
APN:	230-181-11-00	Flood Zone	X	Prior Sale Doc #:	2017.20170453755
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020202 / 3031				
1st Mtg / Type:	\$697,000 /				
Res / Comm Units:					

Comp #3 - 0.40 Miles From Subject**665 Hoover St, Escondido, CA 92027-1935**

Sale Price / Type:	\$729,000 / Full Value	Lot Area:	6,000 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	08/09/2024 / 09/18/2024	Living Area:	1,614 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1961 / 1961	Pool:		Total Rooms:	8
Assessed Value:	\$665,856	Zoning:	R-1	Stories:	1
Land Use:	SFR	Acres:	0.14	Roof Material:	Roll Paper
Owner Name:	Mata-Hernandez Jose Manuel	Cooling:	Wall Unit	Prior Sale Price:	\$640,000
Mailing Address:	665 Hoover St, Escondido, CA 92027-1935	Fireplace:	1	Prior Sale Date:	01/25/2022
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	02/04/2022
APN:	227-302-02-00	Flood Zone	X	Prior Sale Doc #:	2022.55002
Subdivision:	Melody Park Homes	Code:			
Census Tct / Blk:	020211 / 2019				
1st Mtg / Type:	\$715,795 / Federal Housing Administration				
Res / Comm Units:					

Comp #4 - 0.40 Miles From Subject**710 Elmwood Dr, Escondido, CA 92025-2106**

Sale Price / Type:	\$720,000 / Full Value	Lot Area:	6,930 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	05/22/2024 / 05/31/2024	Living Area:	1,579 Sq. Ft.	Baths (F / H):	3 / 0
Year Built / Eff:	1955 / 1955	Pool:		Total Rooms:	5
Assessed Value:	\$503,074	Zoning:	R-3	Stories:	1
Land Use:	Duplex	Acres:	0.16	Roof Material:	Tile
Owner Name:	Pan Jianfeng	Cooling:		Prior Sale Price:	\$460,000
Mailing Address:	710 Elmwood Dr, Escondido, CA 92025-2106	Fireplace:		Prior Sale Date:	09/18/2018
County:	San Diego	Parking Type:	Garage/Carport	Prior Rec Date:	10/19/2018
APN:	230-041-17-00	Flood Zone	X	Prior Sale Doc #:	2018.435333
Subdivision:	Washington Manor	Code:			
Census Tct / Blk:	020202 / 2000				
1st Mtg / Type:	\$684,000 / Conventional				
Res / Comm Units:					

Comp #5 - 0.53 Miles From Subject**304 S Grape St #20, Escondido, CA 92025-4433**

Sale Price / Type:	\$1,275,000 / Full Value	Lot Area:	8,723 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	05/22/2024 / 06/03/2024	Living Area:	2,350 Sq. Ft.	Baths (F / H):	4 / 0
Year Built / Eff:	1950 / 1950	Pool:		Total Rooms:	
Assessed Value:	\$703,297	Zoning:	R-3	Stories:	
Land Use:	Multi Family 10 Units Less	Acres:	0.20	Roof Material:	
Owner Name:	Dewell Investments LLC	Cooling:		Prior Sale Price:	\$597,000
Mailing Address:	7922 Ostrow St, San Diego, CA 92111-3605	Fireplace:		Prior Sale Date:	06/17/2014
County:	San Diego	Parking Type:		Prior Rec Date:	07/03/2014
APN:	230-271-01-00	Flood Zone	X	Prior Sale Doc #:	2014.279850
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020602 / 2029				
1st Mtg / Type:					
Res / Comm Units:					

Comp #6 - 0.60 Miles From Subject**544 El Rancho Ln, Escondido, CA 92027-2308**

Sale Price / Type:	\$890,000 / Full Value	Lot Area:	7,100 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	06/30/2024 / 07/23/2024	Living Area:	1,749 Sq. Ft.	Baths (F / H):	1 / 1
Year Built / Eff:	1960 / 1960	Pool:		Total Rooms:	
Assessed Value:	\$81,832	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.16	Roof Material:	
Owner Name:	McPherson Danna / Hicks Nekeyta	Cooling:		Prior Sale Price:	\$601,000
Mailing Address:	544 El Rancho Ln, Escondido, CA 92027-2308	Fireplace:		Prior Sale Date:	01/26/2024
County:	San Diego	Parking Type:		Prior Rec Date:	01/31/2024
APN:	230-472-11-00	Flood Zone	X	Prior Sale Doc #:	2024.25315
Subdivision:	Rustic Ranchos	Code:			
Census Tct / Blk:	020211 / 2002				
1st Mtg / Type:	\$873,879 / Federal Housing Administration				
Res / Comm Units:					

Comp #7 - 0.61 Miles From Subject**917 N Beech St, Escondido, CA 92026-3203**

Sale Price / Type:	\$700,000 / Full Value	Lot Area:	6,300 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	07/03/2024 / 07/22/2024	Living Area:	1,667 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1960 / 1960	Pool:		Total Rooms:	
Assessed Value:	\$641,926	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.14	Roof Material:	
Owner Name:	Artemis Living Trust / Saripalli Shyamala D	Cooling:		Prior Sale Price:	\$617,000
Mailing Address:	16590 Calle Familia, Rancho Santa Fe, CA 92091	Fireplace:		Prior Sale Date:	06/21/2021
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	07/15/2021
APN:	230-492-09-00	Flood Zone	X	Prior Sale Doc #:	2021.507173
Subdivision:	Bonded Homes	Code:			
Census Tct / Blk:	020202 / 1002				
1st Mtg / Type:					
Res / Comm Units:					

Comp #8 - 0.67 Miles From Subject**738 Luna Vista Dr, Escondido, CA 92025-5244**

Sale Price / Type:	\$939,000 / Full Value	Lot Area:	25,700 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	06/20/2024 / 07/16/2024	Living Area:	1,858 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1960 / 1960	Pool:	Yes	Total Rooms:	
Assessed Value:	\$246,839	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.59	Roof Material:	
Owner Name:	Fraser David Ashley / Fraser Brittany Lynn	Cooling:		Prior Sale Price:	
Mailing Address:	738 Luna Vista Dr, Escondido, CA 92025-5244	Fireplace:		Prior Sale Date:	
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	07/26/1979
APN:	233-480-25-00	Flood Zone	X	Prior Sale Doc #:	1979.310378
Subdivision:	Rancho Rincon Del Diablo	Code:			
Census Tct / Blk:	020602 / 4005				
1st Mtg / Type:	\$751,200 / Conventional				
Res / Comm Units:					

Comp #9 - 0.75 Miles From Subject**743 Park Pl, Escondido, CA 92025-1907**

Sale Price / Type:	\$720,000 / Full Value	Lot Area:	7,611 Sq. Ft.	Bedrooms:	5
Sale / Rec Date:	04/03/2024 / 05/15/2024	Living Area:	1,566 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1945 / 1983	Pool:		Total Rooms:	4
Assessed Value:	\$227,582	Zoning:	R-3	Stories:	1
Land Use:	SFR	Acres:	0.18	Roof Material:	
Owner Name:	Behravan Vahid / Hekmat Arezou	Cooling:		Prior Sale Price:	\$87,500
Mailing Address:	743 Park Pl, Escondido, CA 92025-1907	Fireplace:		Prior Sale Date:	
County:	San Diego	Parking Type:		Prior Rec Date:	08/29/1997
APN:	229-210-06-00	Flood Zone	X	Prior Sale Doc #:	1997.422057
Subdivision:	Park Place	Code:			
Census Tct / Blk:	020214 / 1001				
1st Mtg / Type:	\$540,000 / Conventional				
Res / Comm Units:					

Comp #10 - 0.76 Miles From Subject**430 E 6th Ave, Escondido, CA 92025-4319**

Sale Price / Type:	\$875,000 / Full Value	Lot Area:	7,000 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	07/17/2024 / 08/02/2024	Living Area:	1,742 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1940 / 1940	Pool:		Total Rooms:	
Assessed Value:	\$600,000	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.16	Roof Material:	
Owner Name:	Eppich Christopher Keith / Eppich Loriellen	Cooling:		Prior Sale Price:	\$600,000
Mailing Address:	430 E 6th Ave, Escondido, CA 92025-4319	Fireplace:		Prior Sale Date:	12/07/2023
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	12/18/2023
APN:	233-282-10-00	Flood Zone	X	Prior Sale Doc #:	2023.346586
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020602 / 3018				
1st Mtg / Type:					
Res / Comm Units:					

Comp #11 - 0.78 Miles From Subject**1635 Hawk Ridge Pl, Escondido, CA 92027-3742**

Sale Price / Type:	\$886,000 / Full Value	Lot Area:	9,300 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	09/10/2024 / 09/20/2024	Living Area:	2,508 Sq. Ft.	Baths (F / H):	3 / 0
Year Built / Eff:	1980 / 1980	Pool:		Total Rooms:	
Assessed Value:	\$605,791	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.21	Roof Material:	
Owner Name:	Hogan Alexander David / Hogan Silver Islas	Cooling:		Prior Sale Price:	\$565,000
Mailing Address:	1635 Hawk Ridge Pl, Escondido, CA 92027-3742	Fireplace:		Prior Sale Date:	07/24/2019
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	08/12/2019
APN:	231-080-18-00	Flood Zone	X	Prior Sale Doc #:	2019.338425
Subdivision:	Escondido Blks Resub	Code:			
Census Tct / Blk:	020207 / 1000				
1st Mtg / Type:	\$797,400 / Conventional				
Res / Comm Units:					

Comp #12 - 0.79 Miles From Subject**636 E 9th Ave, Escondido, CA 92025-5134**

Sale Price / Type:	\$1,232,000 / Full Value	Lot Area:	15,000 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	06/03/2024 / 06/17/2024	Living Area:	2,316 Sq. Ft.	Baths (F / H):	3 / 0
Year Built / Eff:	1951 / 1951	Pool:		Total Rooms:	
Assessed Value:	\$607,954	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.34	Roof Material:	
Owner Name:	Mitry Mark / Lam Hallie	Cooling:		Prior Sale Price:	\$545,000
Mailing Address:	636 E 9th Ave, Escondido, CA 92025-5134	Fireplace:		Prior Sale Date:	08/24/2017
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	09/25/2017
APN:	233-460-08-00	Flood Zone	X	Prior Sale Doc #:	2017.20170439133
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020602 / 3007				
1st Mtg / Type:	\$1,047,200 / Conventional				
Res / Comm Units:					

Comp #13 - 0.83 Miles From Subject**538 E 9th Ave, Escondido, CA 92025-5132**

Sale Price / Type:	\$1,319,000 / Full Value	Lot Area:	10,325 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	05/20/2024 / 06/05/2024	Living Area:	2,121 Sq. Ft.	Baths (F / H):	1 / 1
Year Built / Eff:	1939 / 1939	Pool:		Total Rooms:	
Assessed Value:	\$281,916	Zoning:	9	Stories:	
Land Use:	Agricultural (NEC)	Acres:	0.24	Roof Material:	
Owner Name:	Wechsler Katherine Marie	Cooling:		Prior Sale Price:	\$730,000
Mailing Address:	538 E 9th Ave, Escondido, CA 92025-5132	Fireplace:		Prior Sale Date:	06/29/2018
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	07/31/2018
APN:	233-431-10-00	Flood Zone	X	Prior Sale Doc #:	2018.311475
Subdivision:	Del Diablo Acres	Code:			
Census Tct / Blk:	020602 / 3007				
1st Mtg / Type:	\$325,000 / Conventional				
Res / Comm Units:					

Comp #14 - 0.83 Miles From Subject**1660 Hawk Ridge Pl, Escondido, CA 92027-3743**

Sale Price / Type:	\$873,000 / Full Value	Lot Area:	7,200 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	07/05/2024 / 08/02/2024	Living Area:	2,122 Sq. Ft.	Baths (F / H):	2 / 1
Year Built / Eff:	1979 / 1980	Pool:		Total Rooms:	8
Assessed Value:	\$546,150	Zoning:	R-1	Stories:	2
Land Use:	SFR	Acres:	0.16	Roof Material:	Composition
Owner Name:	Murillo Alexandra / Murillo April	Cooling:		Prior Sale Price:	\$480,000
Mailing Address:	1660 Hawk Ridge Pl, Escondido, CA 92027-3743	Fireplace:	1	Prior Sale Date:	10/30/2016
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	12/02/2016
APN:	231-080-30-00	Flood Zone	X	Prior Sale Doc #:	2016.662695
Subdivision:	Escondido Blks Resub	Code:			
Census Tct / Blk:	020207 / 1000				
1st Mtg / Type:	\$713,000 / Veterans Affairs				
Res / Comm Units:					

Comp #15 - 0.85 Miles From Subject**1223 Armstrong Cir, Escondido, CA 92027-1669**

Sale Price / Type:	\$890,000 / Full Value	Lot Area:	5,054 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	06/28/2024 / 07/05/2024	Living Area:	1,653 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1979 / 1980	Pool:	Yes	Total Rooms:	7
Assessed Value:	\$610,192	Zoning:	R-1	Stories:	1
Land Use:	SFR	Acres:	0.12	Roof Material:	Composition
Owner Name:	Makowski Desiree Thu / Nagata Evan Shoji	Cooling:		Prior Sale Price:	\$575,000
Mailing Address:	1223 Armstrong Cir, Escondido, CA 92027-1669	Fireplace:	1	Prior Sale Date:	11/06/2020
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	11/25/2020
APN:	227-355-42-00	Flood Zone	X	Prior Sale Doc #:	2020.753098
Subdivision:	Escondido Blks Resub	Code:			
Census Tct / Blk:	020109 / 4008				
1st Mtg / Type:	\$553,011 /				
Res / Comm Units:					

Comp #16 - 0.92 Miles From Subject**1035 Park Hill Dr, Escondido, CA 92025-5209**

Sale Price / Type:	\$1,179,000 / Full Value	Lot Area:	80,586 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	08/16/2024 / 09/09/2024	Living Area:	1,848 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1950 / 1950	Pool:		Total Rooms:	6
Assessed Value:	\$290,863	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	1.85	Roof Material:	Tile
Owner Name:	Kozlowski Joslyn Ann / Kozlowski Alexander	Cooling:	Wall Unit	Prior Sale Price:	
Mailing Address:	1035 Park Hill Dr, Escondido, CA 92025-5209	Fireplace:	1	Prior Sale Date:	
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	05/11/1999
APN:	233-630-43-00	Flood Zone	X	Prior Sale Doc #:	1999.318976
Subdivision:	Rancho Rincon Del Diablo	Code:			
Census Tct / Blk:	020602 / 4013				
1st Mtg / Type:	\$943,200 / Conventional				
Res / Comm Units:					

Comp #17 - 0.92 Miles From Subject**117 W Grand Ave, Escondido, CA 92025-2601**

Sale Price / Type:	\$1,350,000 / Full Value	Lot Area:	3,591 Sq. Ft.	Bedrooms:	
Sale / Rec Date:	04/04/2024 / 05/30/2024	Living Area:	2,550 Sq. Ft.	Baths (F / H):	
Year Built / Eff:	2000 / 2000	Pool:		Total Rooms:	
Assessed Value:	\$892,500	Zoning:	C-6	Stories:	
Land Use:	Restaurant Building	Acres:	0.82	Roof Material:	
Owner Name:	117 Grand Ave LLC	Cooling:		Prior Sale Price:	\$875,000
Mailing Address:	12485 Rue Cheaumont, San Diego, CA 92131-3213	Fireplace:		Prior Sale Date:	07/08/2022
County:	San Diego	Parking Type:		Prior Rec Date:	07/18/2022
APN:	233-062-07-00	Flood Zone	X	Prior Sale Doc #:	2022.294067
Subdivision:	Escondido	Code:			
Census Tct / Blk:	020214 / 2039				
1st Mtg / Type:	\$692,150 /				
Res / Comm Units:					

Comp #18 - 0.93 Miles From Subject**704 Aster St, Escondido, CA 92027-2013**

Sale Price / Type:	\$780,000 / Full Value	Lot Area:	6,100 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	08/12/2024 / 08/29/2024	Living Area:	1,569 Sq. Ft.	Baths (F / H):	1 / 1
Year Built / Eff:	1963 / 1963	Pool:		Total Rooms:	5
Assessed Value:	\$97,290	Zoning:	R-1	Stories:	1
Land Use:	SFR	Acres:	0.14	Roof Material:	
Owner Name:	Peretz Ben / Santana Itala Rosa	Cooling:	Wall Unit	Prior Sale Price:	\$645,000
Mailing Address:	704 Aster St #392, Escondido, CA 92027-2013	Fireplace:		Prior Sale Date:	03/28/2024
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	04/02/2024
APN:	225-462-11-00	Flood Zone	X	Prior Sale Doc #:	2024.81035
Subdivision:	Western Village	Code:			
Census Tct / Blk:	020206 / 2006				
1st Mtg / Type:	\$701,220 / Conventional				
Res / Comm Units:					

Comp #19 - 0.96 Miles From Subject

316 Highland Pl, Escondido, CA 92027-3709

Sale Price / Type:	\$850,000 / Full Value	Lot Area:	9,500 Sq. Ft.	Bedrooms:	4
Sale / Rec Date:	08/09/2024 / 09/04/2024	Living Area:	1,896 Sq. Ft.	Baths (F / H):	3 / 0
Year Built / Eff:	1972 / 1972	Pool:		Total Rooms:	
Assessed Value:	\$398,621	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.22	Roof Material:	
Owner Name:	Tolentino Willy / Tolentino Maria Cecilia	Cooling:		Prior Sale Price:	\$710,000
Mailing Address:	316 Highland Pl, Escondido, CA 92027-3709	Fireplace:		Prior Sale Date:	02/09/2024
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	02/20/2024
APN:	231-430-51-00	Flood Zone	X	Prior Sale Doc #:	2024.42394
Subdivision:	Escondido Blks Resub	Code:			
Census Tct / Blk:	020207 / 1000				
1st Mtg / Type:	\$765,000 / Conventional				
Res / Comm Units:					

Comp #20 - 0.96 Miles From Subject

1655 Queenston Dr, Escondido, CA 92027-4053

Sale Price / Type:	\$950,000 / Full Value	Lot Area:	9,100 Sq. Ft.	Bedrooms:	3
Sale / Rec Date:	04/26/2024 / 05/17/2024	Living Area:	1,610 Sq. Ft.	Baths (F / H):	2 / 0
Year Built / Eff:	1969 / 1969	Pool:	Yes	Total Rooms:	
Assessed Value:	\$503,176	Zoning:	R-1	Stories:	
Land Use:	SFR	Acres:	0.21	Roof Material:	
Owner Name:	Kalhor Koosha	Cooling:		Prior Sale Price:	\$361,000
Mailing Address:	1655 Queenston Dr, Escondido, CA 92027-4053	Fireplace:		Prior Sale Date:	
County:	San Diego	Parking Type:	Garage	Prior Rec Date:	11/14/2003
APN:	231-480-48-00	Flood Zone	X	Prior Sale Doc #:	2003.1376742
Subdivision:	Escondido Blks Resub	Code:			
Census Tct / Blk:	020705 / 2002				
1st Mtg / Type:	\$807,500 / Conventional				
Res / Comm Units:					

Schools Report

1025 E Valley Pkwy #29, Escondido, CA 92025-4618

APN: 230-121-03-00

San Diego County Data as of: 10/10/2024

Public School Assignment

Escondido Union School District
Escondido Union School District
Escondido Union High School District

Elementary School:
Middle School:
High School:

Central Elementary School
Del Dios Middle School
Orange Glen High School

Central Elementary School

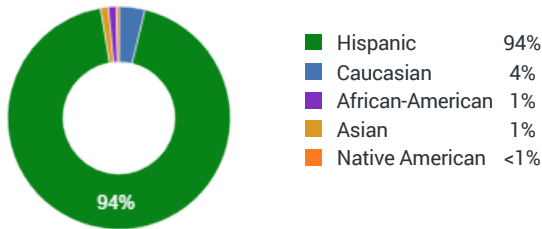
122 West 4Th Avenue, Escondido, CA 92025 - 0.97 Miles

Grades: **PK-5**
Students: **540**
Students:Teachers: **20:1**
State Percentile: **0**

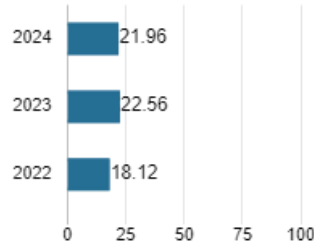
State Rank: 5029
Blue Ribbon School: No
Int'l Baccalaureate: No
Advanced Placement: No

Free Lunch: 89%
Reduced Lunch: 89%
Title 1: No

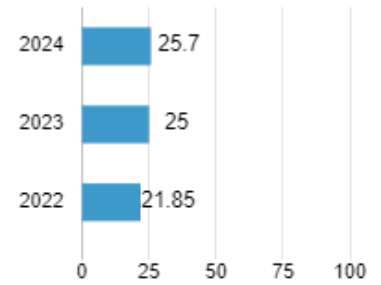
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Del Dios Middle School

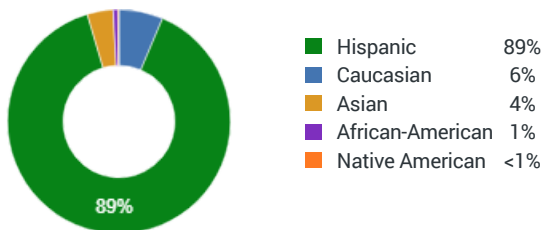
1400 W. Ninth Ave., Escondido, CA 92025 - 2.28 Miles

Grades: **6-8**
Students: **731**
Students:Teachers: **21:1**
State Percentile: **40**

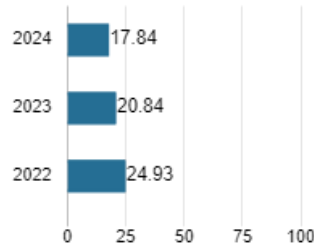
State Rank: 1296
Blue Ribbon School: No
Int'l Baccalaureate: No
Advanced Placement: No

Free Lunch: 88%
Reduced Lunch: 88%
Title 1: No

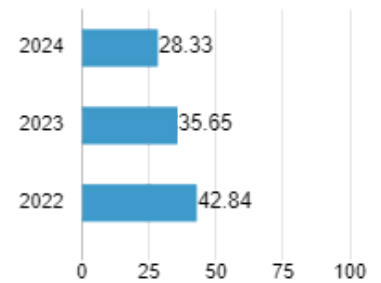
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



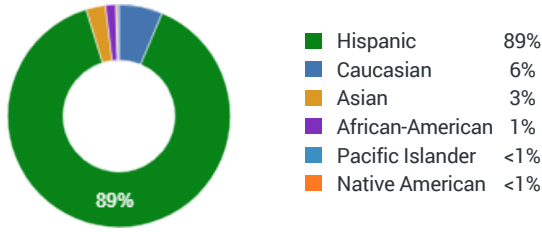
Grades Students Students:Teachers State Percentile

9-12 1,819 22:1 50

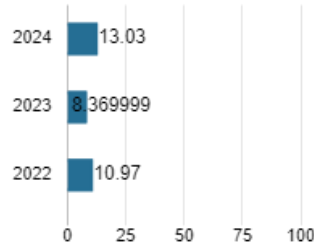
State Rank: 872
 Blue Ribbon School: Yes
 Int'l Baccalaureate: No
 Advanced Placement: Yes

Free Lunch: 89%
 Reduced Lunch: 89%
 Title I: No

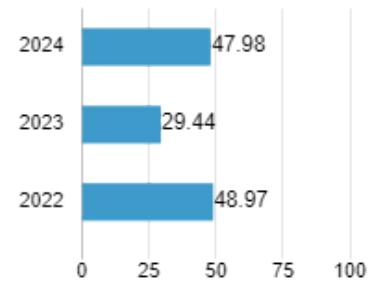
Student Ethnicity



Math Proficient (%)



Reading Proficient (%)



Nearby Private Schools

School	Address	Distance
Light & Life Christian School	120 North Ash Street Escondido, CA 92027	0.23 miles
Summerhill School	329 East Valley Parkway Escondido, CA 92025	0.66 miles
Balboa School	130 Woodward Avenue Escondido, CA 92025	0.97 miles
Balboa School	855 Brotherton Rd. San Diego, CA 92025	0.97 miles
Kings Academy	1717 East Lincoln Avenue Escondido, CA 92027	1.08 miles
North County Baptist Academy	221 West Seventh Avenue Escondido, CA 92025	1.13 miles
10X Academy	725 North Escondido Boulevard Escondido, CA 92025	1.17 miles
Getsemani Bible Heritage School Of Escondido	221 West 7Th Avenue Escondido, CA 92025	1.17 miles
St. Mary's School	130 East 13Th Avenue Escondido, CA 92025	1.23 miles
Escondido Christian School	923 Idaho Avenue Escondido, CA 92025	1.23 miles

Disclaimer: This report is not an insured product or service or a representation of the condition of title to real property. It is not an abstract, legal opinion, opinion of title, title insurance, commitment or preliminary report, or any form of title insurance or guaranty. Estimated property values are: (i) based on available data; (ii) are not guaranteed or warranted; (iii) do not constitute an appraisal; and (iv) should not be relied upon in lieu of an appraisal. This report is issued exclusively for the benefit of the applicant therefor, and may not be used or relied upon by any other person. This report may not be reproduced in any manner without the issuing party's prior written consent. The issuing party does not represent or warrant that the information herein is complete or free from error, and the information herein is provided without any warranties of any kind, as-is, and with all faults. As a material part of the consideration given in exchange for the issuance of this report, recipient agrees that the issuing party's sole liability for any loss or damage caused by an error or omission due to inaccurate information or negligence in preparing this report shall be limited to the fee charged for the report. Recipient accepts this report with this limitation and agrees that the issuing party would not have issued this report but for the limitation of liability described above. The issuing party makes no representation or warranty as to the legality or propriety of recipient's use of the information herein.

School information is copyrighted and provided by GreatSchools.org.

- FIRST AMERICAN TITLE, 1SD,
AD13

SAN DIEGO, CA

10/16/2024 03:23PM DW3Z

PAGE 1 OF 1

SAN DIEGO 2024-25 TAX ROLL

ORDER SEARCH RESULTS

ORDER: 0000000

TOF: 0

COMMENT:

**PAYMENTS AS OF 10/11/2024
SEARCH PARAMETERS**

ENTERED APN: 230-121-03-00

✓ APN: 230-121-03-00

TRA: 04223 - CITY OF ESCONDIDO

ACQ DATE: 04/02/2011

DOC#: 2011-901949

LEGAL: 000336 LOT 13 BLK 26

SITUS: 1025 29 E VALLEY PKWY ESCONDIDO CA 92025-4618

MAIL: 9339 KENWOOD DR SPRING VALLEY CA 91977

ASSESSED OWNER(S)

2024-25 ASSESSED VALUES

ULLOA FAMILY TRUST 02-11-11

LAND

445,000

IMPROVEMENTS

130,000

TAXABLE

575,000

2024-25 TAXES

1ST INST

2ND INST

TOTAL TAX

STATUS

OPEN

OPEN

DELINQUENT DATE

12/10/2024

04/10/2025

INSTALLMENT

3,290.21

3,290.21

6,580.42

PENALTY

329.02

339.02

668.04

BALANCE DUE

3,290.21

3,290.21

6,580.42

WARNINGS AND/OR COMMENTS

** NO BONDS OR PRIOR YEAR DELQ TAXES **

ASSESSMENT DETAIL

FUND	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
5119-12	VECTOR	2.28	CO MOSQUITO/RAT CONTROL-A
6754-29	WATER	10.00	CWA WATER AVAILABILITY
5119-14	VECTOR	5.38	MOSQUITO/DISEASE CTR
6727-29	WATER	11.50	MWD WATER STANDBY CHARGE
		29.16	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION

COUNTY USE CODE: 621

STANDARD LAND USE: STORE BUILDING

CONDITIONS, DISCLAIMERS AND EXCLUSIONS:

This Tax Certificate/Tax Order Report does not constitute a report on or certification of: (1) mineral (productive and/or non-productive) taxes or leases; (2) personal property taxes; or (3) other non ad valorem taxes (such as paving liens, stand-by charges or maintenance assessments).

Data Trace Information Services LLC ("Data Trace") may have warranted the accuracy of this Tax Certificate/Tax Order Report to its customer (the "Data Trace Customer") pursuant to the terms and conditions of a written tax service agreement between Data Trace and said Data Trace Customer (the "Tax Service Agreement"). Any such warranty (hereinafter, "Data Trace Customer Warranty") does not: (a) extend to a third party bearer of this Tax Certificate/Tax Order Report; (b) cover any changes made to the records of the taxing authority after the "payments as of," "paid," or "payment" dates delineated above; and (c) cover any invalid tax information shown on the records of the taxing authority or resulting from an error by the Data Trace Customer (including, without limitation, submission of incorrect property information by said Data Trace Customer). DATA TRACE MAKES NO WARRANTIES (EXPRESS OR IMPLIED) WITH RESPECT TO THIS TAX CERTIFICATE/TAX ORDER REPORT OTHER THAN (WHERE APPLICABLE) THE DATA TRACE CUSTOMER WARRANTY. Any and all claims under a Data Trace Customer Warranty must be submitted to Data Trace by the corresponding Data Trace Customer and are subject to the terms and conditions set forth in the pertinent Tax Service Agreement (including, without limitation, the filing deadlines applicable to such claims). In some jurisdictions Data Trace's validation of a Tax Certificate/Tax Order Report is required to activate a Data Trace Customer Warranty.

END OF SEARCH

If this document contains any restriction based on age, race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, familial status, marital status, disability, veteran or military status, genetic information, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code by submitting a “Restrictive Covenant Modification” form, together with a copy of the attached document with the unlawful provision redacted to the county recorder’s office. The “Restrictive Covenant Modification” form can be obtained from the county recorder’s office and may be available on its internet website. The form may also be available from the party that provided you with this document. Lawful restrictions under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status. Gov. Code Sec. 12956.1(b)(1)

Any person who believes that this document contains an unlawful restrictive covenant as described above may submit to the County Recorder a completed Restrictive Covenant Modification form. A complete copy of the original document must be attached to the Restrictive Covenant Modification form, with the unlawful language redacted. After submission to the Recorder, the form and attached document will be reviewed by County Counsel, and if the attached document properly redacts an unlawful covenant, the form and attached document will be recorded. If you submit a request to record a modification document, you must provide a return address in order for the County Recorder to notify you of the action taken by the County Counsel regarding the form. Gov. Code Sec. 12956.2(a)(1), (b)(1), (c)

Recorded Request Of
FIDELITY NATIONAL TITLE 19732
SAN DIEGO OFFICE

6

Order No. 278904-6
 Escrow No. 106-02305-MO
 Loan No.

WHEN RECORDED MAIL TO:
Arasely Rodriguez
420 S. Orange Avenue
Fallbrook, CA 92028

File
 2P
 2W

DOC # 2006-0773919



OCT 31, 2006 3:04 PM

OFFICIAL RECORDS
 SAN DIEGO COUNTY RECORDER'S OFFICE
 GREGORY J. SMITH, COUNTY RECORDER
 FEES: 19.00 WAYS: 2
 PAGES: 2 DA: 1



Parcel No. 230-121-03-00

2006-0773919

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST WITH ASSIGNMENT OF RENTS
 (SHORT FORM)

This DEED OF TRUST, made October 23, 2006, between **Humberto Ulloa, and Rafaela Ulloa, husband and wife as joint tenants** herein called TRUSTOR, whose address is **9339 Kenwood Drive, Spring Valley, CA 91977**, **FIDELITY NATIONAL TITLE**, a California corporation, herein called TRUSTEE, and **Arasely Rodriguez, a Married Woman as her sole and separate property**, herein called BENEFICIARY, WITNESSETH: That Trustor grants to Trustee in Trust with Power of Sale, that property in the City of **Escondido**, County of **San Diego**, State of California, described as

Lot 13 of Block 26 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County on July 10, 1886.

This Deed of Trust is given to secure a portion of the purchase price of the within described property and is junior to a Deed of Trust in the amount of \$400,000.00 in favor of Maria A. Silva, recording concurrently herewith.

together with the rents, issues and the profits thereof, subject, however, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits for the purpose of securing (1) payment of the sum of **\$57,500.00** with interest thereon according to the terms of a promissory note or notes of even date herewith made by Trustor, payable to order of Beneficiary, and extensions or renewals thereof, and (2) the performance of each agreement of Trustor incorporated by reference or contained herein and (3) payment of additional sums and interest thereon which may hereafter be loaned to Trustor, or his successors or assigns, when evidenced by a promissory note or notes reciting that they are secured by this Deed of Trust.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A, and it is mutually agreed that each and all of the terms and provisions set forth in subdivision B of the fictitious deed of trust recorded in Orange County August 17, 1964, and in all other counties August 18, 1964, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	5039	124	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	SanBenito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	135	47
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego	SERIES 5 Book 1964, Page 149774				

shall insure to and bind the parties hereto, with respect to the property above described. Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties, and printed on the reverse side hereof) are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge therefore does not exceed the maximum allowed by law.

The undersigned Trustor, requests that a copy of any notice of default and any notice of sale hereunder be mailed to him at his address hereinbefore set forth.

Signature of Trustor

Humberto Ulloa
Humberto Ulloa

Rafaela Ulloa
Rafaela Ulloa

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } S.S.

On 10-23-06, before me, Mario Pastolesi, a Notary Public in and for said County and State, personally appeared Humberto Ulloa and Rafaela Ulloa, 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

[Handwritten signature of Mario Pastolesi]





MAR 14, 2011 3:59 PM

OFFICIAL RECORDS
SAN DIEGO COUNTY RECORDER'S OFFICE
Ernest J. Dronenburg, Jr., COUNTY RECORDER
FEES: 16.00
OC: OC

PAGES: 1



RETURN TO:

Recording requested by:
Humberto Ulloa
9339 Kenwood Drive
Spring Valley, CA 91977
Mail deed and property
Tax statements to:
same as above

*FL
100m*

7414

QUITCLAIM DEED

APN 230-121-03-00

The undersigned Grantors declare that THERE IS NO CONSIDERATION FOR THIS TRANSFER TO A REVOCABLE TRUST CREATED BY GRANTORS
Documentary transfer tax is \$ NONE

Humberto Ulloa and Rafaela Ulloa, husband and wife,
QUITCLAIM to Humberto Ulloa and Rafaela Ulloa, as trustees of The Ulloa Family Trust
Dated: 2/11/11, the following described real property in the County of San Diego, State of California:

Lot 13 of Block 26 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego County on July 10, 1886.

Dated: 2/11/11

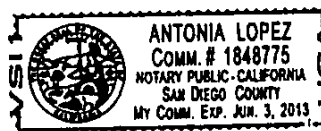
Humberto Ulloa
Humberto Ulloa

Rafaela Ulloa
Rafaela Ulloa

State of California)
County of San Diego)

On 02-28-2011 before me, ANTONIA LOPEZ, a Notary Public, personally appeared Humberto Ulloa and Rafaela Ulloa, who 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.
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. Witness my hand and official seal.

Signature Antonia Lopez



DOC# 2017-0376066



Recording requested:
Rafaela Ulloa
9339 Kenwood Drive
Spring Valley, California 91977
When recorded mail
To SAME AS ABOVE

Aug 17, 2017 03:32 PM
OFFICIAL RECORDS
Ernest J. Dronenburg, Jr.,
SAN DIEGO COUNTY RECORDER
FEES: \$21.00
PCOR: YES
PAGES: 3

AFFIDAVIT - DEATH OF TRUSTEE

APN 230-121-03-00
APN 503-290-43-00

State of California)
County of San Diego)

Rafaela Ulloa of legal age, being first duly sworn, deposes and says:

That Humberto Ulloa the decedent, mentioned in the attached certified copy of Certificate of Death, is the same person as Humberto Ulloa named as one of the parties in the following described deeds Humberto Ulloa and Rafaela Ulloa, as Trustees of The Ulloa Family Trust,

1. dated 2/11/11

executed by Humberto Ulloa and Rafaela Ulloa

recorded as Instrument No. 2011-0135910

on March 14, 2011

in Book Page/Image of Official Records of San Diego County, California, covering the following described property situated in the County of San Diego, State of California:

Lot 13 of Block 26 of Escondido, in the City of Escondido, County of San Diego, State of California, according to Map thereof No. 336, filed in the Office of the County Recorder of San Diego on July 10, 1886.

Commonly known as 1025-1029 E Valley Pkwy

APN 230-121-03-00

2. dated 2/11/11

executed by Humberto Ulloa and Rafaela Ulloa

recorded as Instrument No. 2011-0135912

on March 14, 2011

in Book Page/Image of Official Records of San Diego County, California, covering
the following described property situated in the County of San Diego, State of California:

The Southerly 130 feet of Lot98, excepting therefrom the Northerly 65.00 feet thereof, of
Goodland Acres in the County of San Diego, State of California according to the Map
thereof no. 1685, filed in the Office of the County Recorder of San Diego County June 6,
1916.

Commonly known as 8970 Valencia/2706 Bancroft Drive
APN 503-290-43-00

I am the surviving Trustee of the same trust under which said decedent held title as trustee
pursuant to the deeds described above, and I am designated and empowered pursuant to the terms
of said trust to service as trustee thereof.

I certify under penalty of perjury under the laws of the State of California that the foregoing is
true and correct.

Dated: August 8, 2017


Rafaela Ulloa

JURAT

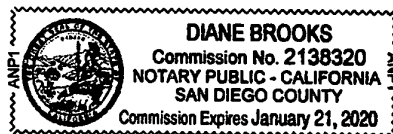
A notary public or other officer completing this certificate verifies only the identity of the
individual who signed the document to which this certificate is attached, and not the truthfulness,
accuracy, or validity of that document.

State of California

County of San Diego

Subscribed and sworn to (or affirmed) before me, Diane Brooks on 8/8/2017 by Rafaela Ulloa,
proved to me on the basis of satisfactory evidence to be the person who appeared before me.

Signature 



CERTIFICATION OF VITAL RECORD

COUNTY OF SAN DIEGO

CERTIFICATE OF DEATH

3052011062509

3201137005480

Form containing personal data, residence, informant, funeral director, place of death, cause of death, physician's certification, and coroner's use only sections.



County of San Diego - Department of Health Services - 3851 Rosecrans Street. This is to certify that, if bearing the OFFICIAL SEAL OF THE STATE OF CALIFORNIA, the OFFICIAL SEAL OF SAN DIEGO COUNTY AND THEIR DEPARTMENT OF HEALTH SERVICES EMBOSSED SEAL, this is a true copy of the ORIGINAL DOCUMENT FILED. Required fee paid.

DATE ISSUED: April 7, 2011

Signature of Wilma J. Wooten, M.D., Registrar of Vital Records, County of San Diego

This copy not valid unless prepared on engraved border displaying seal and signature of Registrar

