

RECORDING REQUESTED BY
First American Title Company

✓
✓
✓
e WHEN RECORDED, Mail to:
MR & MRS NEPTUNE
PO BOX 2185
Marina, CA 93933

Stephen L. Vagnini
Monterey County Recorder

RANJELIQUE
12/17/2014
10:29 AM

FA AMER TITLE-ER PASION TITLE

DOCUMENT: 2014063007



Titles:	1	Pages:	5
Fees	24.00		
Taxes	649.00		
Other	.00		
AMT PAID	\$673.00		

Space Above This Line for Recorder's Use Only

A.P.N.: 031-163-134-000 ✓

Heritage at East Garrison ✓

File No.: 4331-311489-279 (CM) ✓

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$649.00; CITY TRANSFER TAX \$N/A;
SURVEY MONUMENT FEE \$N/A

- [☒] computed on the consideration or full value of property conveyed, OR
[] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
[☒] unincorporated area; [] City of , and

Signature of Declarant- M. Valencia First American Title

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **BMC EG Village, LLC, a Delaware limited liability company**

hereby GRANTS to **James A. Neptune and Diana L. Neptune, Trustees of The James and Diana Neptune Living Trust, dated June 14, 2005**

the following described property in the unincorporated area of the County of **Monterey**, State of **California**:

See Exhibit A attached hereto for legal description.

This Deed is made and accepted subject to all the covenants, conditions, restrictions, easements, assessments, liens and other matters set forth in (i) the Declaration of Covenants, Conditions and Restrictions for East Garrison, recorded March 28, 2013, as Instrument No. 2013-19490, and (ii) the Master Declaration for Binding Dispute Resolution & Title 7, recorded April 30, 2013, as Instrument No. 2013-27330 and each subsequent phases recorded Master Declaration for Binding Dispute Resolution & Title 7 of the Official Records of Monterey County, which instruments and any subsequent annexations, modifications and/or amendments thereto are incorporated by reference with the same force and effect as though fully set forth herein.

Mail Tax Statements To: **SAME AS ABOVE**