

RECORDING REQUESTED BY:

STEWART TITLE-Riverside

DOC # 2002-407253

07/25/2002 08:08A Fee:30.00

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Recorded in Official Records

County of Riverside

Gary L. Dree

Assessor, County Clerk & Recorder

WHEN RECORDED RETURN TO:

FORD DAVALL GROUP, LLC

C/O GHA HOLDINGS

68936 ADELINA ROAD

CATHEDRAL CITY, CA 92234



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674-020-014-0 (PTN)

TRA 019-016

GRANT DEED
(Common Area - Phase I)

CP
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JB

The undersigned grantor declares:

Documentary transfer tax is \$ NONE -- no consideration.

computed on full value of property conveyed.

computed on full value less value of liens and encumbrances remaining at time of sale.

City of Cathedral City, or Unincorporated area.

A.P.N. _____

FORD - DAVALL GROUP, LLC, a California Limited Liability Company, hereby GRANTS to MONTAGE AT MISSION HILLS, INC., a California Nonprofit Mutual Benefit Corporation ("Association"), the following described property located in the County of Riverside, State of California:

Lettered Lots I, K, N, O, P, and Q of Tract No. 29771 according to Map filed in Book 311, Pages 46 through 53, inclusive, of Maps, filed in the Office of the County Recorder of said County, California.

RESERVING THEREFROM the following easements:

- For the benefit of (i) the members of the Association, and (ii) such others as Grantor may from time to time determine, reserving the right to grant the same to others, a non-exclusive easement of ingress, egress and of enjoyment appurtenant to the Lot owned by such member as set forth in the Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Montage at Mission Hills ("Declaration") recorded in the Office of the said County Recorder on MARCH 18, 2002 as Instrument No. 2002-136401 Official Records. The easement herein reserved shall be subject to the terms, conditions, restrictions, reservations and provisions set forth in said Declaration. The Lot conveyed hereby is for the use of Owners of property subject to the Declaration to which reference is hereafter made and is not for the use of the general public.

2. For the benefit of Grantor, a nonexclusive easement in gross on, over and under the property granted herein for all purposes set forth in the Declaration and for access, ingress and egress for purposes of construction, sales and installing improvements thereon.

This Deed is made and accepted upon the terms, conditions and restrictions set forth in the Declaration.

IN WITNESS WHEREOF, this Instrument is executed this 7th day of December, 2001.

"Grantor"

FORD - DAVALL GROUP, LLC,
a California Limited Liability Company

X
By: [Signature]
its: managing member

X
By: _____
its: _____

STATE OF CALIFORNIA
COUNTY OF Orange } ss.

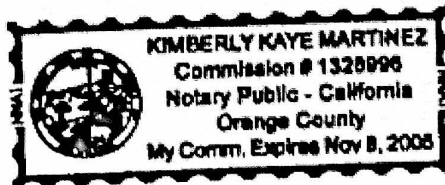
On December 7, 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Dan B. Starkey

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.

(SEAL)



[Signature]
Notary Public



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