

RECORDING REQUESTED BY:

STEWART TITLE-Riverside

WHEN RECORDED RETURN TO:
FORD DAVALL GROUP, LLC
C/O GRA HOLDINGS
68936 ADELINA ROAD
CATHEDRAL CITY, CA 92234

DOC # 2002-407253
87/25/2002 00:00A Fee:30.00
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Recorded in Official Records
County of Riverside
Gary L. Orso
Assessor, County Clerk & Recorder



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674-020-014-0 (PTN)
TRA 019-016

GRANT DEED
(Common Area - Phase I)



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.