

RECORDING REQUESTED BY:

When recorded mail this deed
And all Tax Statements to:

(Space above this line for Recorder's Use)
DOCUMENTARY TRANSFER TAX \$ _____
____ Computed on the consideration or
value of the property conveyed; OR
____ Computed on the consideration or
value Less liens or encumbrances
remaining at the time of sale.

GRANT DEED OF
BUILDING AND IMPROVEMENTS
AND ASSIGNMENT OF SUBLEASE

THE VILLAGE AT SANTA BARBARA

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

_____ (“Grantors”)
hereby grant to

_____ Grantees”),
the real property consisting of the building and related improvements now located on that
certain land in the County of Santa Barbara, State of California, described as follows:

Lot ____ of Tract No. 13,287, in the County of Santa Barbara, State of California, as per
the map thereof recorded in Book 123, Pages 33 through 35 of Maps, in the Office of the
County Recorder of Santa Barbara County.

(See Exhibit “A” attached hereto for full legal description)

A non-exclusive easement over all of the common area, Lot 41, in the above described
Tract No. 13,287, for recreational and parking purposes and use, and for ingress and
egress over and through the common area, and for utility easements of all types as more
particularly described in the Declaration referred to below.

Subject to that certain Ground Lease by and between the GOLETA UNION SCHOOL DISTRICT, as Lessor, and M. TIMM DEVELOPMENT, INC., a California corporation, as Lessee, dated July 20, 1982, a Memorandum of Ground Lease being recorded July 27, 1982 as Instrument No. 82-30940 and rerecorded August 8, 1983 as Instrument No. 83-35190, both of Official Records of Santa Barbara County, and the Restated Declaration of Covenants, Conditions & Restrictions (“The Declaration”), recorded March 22, 2011 as Instrument No. 2011-0017269 and modified by document recorded April 22, 2014 as Instrument No. 2014-18093 of Official Records of Santa Barbara County.

The buildings and improvements conveyed hereby are and shall remain real property for the term and subject to the provisions of that certain Sublease and Transfer of Residential Townhouse by and between The VILLAGE AT SANTA BARBARA OWNERS ASSOCIATION, INC., a California Corporation, as Sublessor, and

_____, as Sublessees, and M.Timm, Inc., recorded _____, as Instrument No. _____ of Official Records of Santa Barbara County.

Grantors as Assignors hereby transfer, assign and set over to Grantees as Assignees the entire Sublessees’ interest (including all rights to security deposits) and all right, title and interest of Assignors in and to said Sublease. The buildings and improvements described herein and the real property upon which they are situated are hereinafter collectively referred to as the “Premises.”

The effective date of this Grant Deed and Assignment of Sublease shall be the date of recordation hereof, and Assignors shall give possession of the Premises to Assignees on that date. Assignees hereby accept this Assignment and expressly assume and agree to keep, perform and fulfill from and after the effective date of this Grant Deed and Assignment of Sublease, all of the terms, covenants, conditions and obligations required to be kept, performed and fulfilled by Assignors as Sublessees under the Sublease, including but not limited to the timely making of all payments due to or payable on behalf of Sublessors under the Sublease.

DATED: _____, 20__

Grantors/Assignors:

Grantees/Assignees:

CONSENT TO ASSIGNMENT AND TRANSFER OF SUBLEASE

THE VILLAGE AT SANTA BARBARA OWNERS ASSOCIATION, INC. (hereinafter called "the Association") hereby consents to the assignment and transfer of the Sublease by

_____ (Sellers)

to _____ (Buyers)

pertaining to the following described real property, commonly known as _____ (Address), Santa Barbara, California.

Lot ____, Tract 13,287, as per Map recorded July 19, 1982 in Book 123, pages 33-35, inclusive, of Maps in the Office of the County Recorder of Santa Barbara County, California.

IN WITNESS WHEREOF, the Association has executed this Consent this ____ day of _____, 20__.

THE VILLAGE AT SANTA BARBARA
OWNERS ASSOCIATION, INC.

By _____

(ATTACH NOTARY CERTIFICATE)