



## **TITLE STUDY**

**CASE: LUIS FERNANDO RODRIGUEZ MORALES**

**PROPERTY: 30926**

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**VOLUME: 814 OF SABANA LLANA**

**REGISTRY: SAN JUAN V**

### **DESCRIPTION:**

**URBAN: HORIZONTAL PROPERTY:** Apartment 3-C, irregularly shaped residential apartment located on the third floor of building # 3 of the Monte Real Condominium, located on the Trujillo Alto Express, Sabana Llana neighborhood, Honduras site of the municipality of Rio Piedras, Puerto Rico. The approximate area is 1096.85 SQUARE FEET, equivalent to 101.94 SQUARE METERS. Its boundaries are on the **NORTH**, at 35 feet 1 inches, with a common outdoor area, corridor that gives access to the stairs of the building, on the **SOUTH**, at 35 feet 1 inches, with a common outdoor area; to the **EAST**, at 42 feet 11 inches, with a common outdoor area, and to the **WEST**, at 42 feet 11 inches with a common outdoor area, around the top that gives access to the stairs of the building and with apartment 2-F. The entrance door of this apartment is located on its western edge. It consists of living room, dining room, kitchen, balcony, 3 bedrooms and 2 bathrooms. There are 2 parking spaces identified with the same letter and apartment number. It has an .812 percent stake in the commons.

### **OWNER OF RECORD: (SEATING ABBREVIATED)**

It consists inscribe in favor of **LUIS FERNANDO RODRIGUEZ MORALES**, who is single, acquired by donation that will be made to Luis Fernando Rodriguez Ortiz and Aida Luz Morales Lebron, with value \$100,000.00, as per deed No. 21, issued June 9, 2007, before the Notary

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Public Luis V. Martinez De Cruz, filed on the day may 22, 2008; that to the entry 108 of the book 884.

**Registered under the Law to Expedite the Property Registry of 2010, the seat extended today November 10, 2007; and registered on the folio 4363 of the volume 1129 of Sabana Llana; inscription 4th.**

**LIENS AND ENCUMBRANCES: BY ITS ORIGIN:** Easement in favor of the Puerto Rico Aqueduct & Sewer Authority; Easement in favor of the Electric Power Authority; Easement of the Puerto Rico Telephone Company.

**MORTGAGE:** None

**REVIEWED IN KARIBE SYSTEM:** Embargoes State; Embargoes State Annotated Under Law #12; Federal encumbrances; Judgments; CRIM; NONE, being eight in the morning of **April 17, 2021.**

**NOTE:** This section of the Registry has established computerized system. Our office is not responsible for errors or omissions that make the employee registry at the entry and search data into the system and the Log. In addition, since in this moment are also found in a document scanning process volume Historical, pending registration, as well as of the official books of liens Contributions (ELA), Federal Liens, Judgments and Law 12.

**NOTE:** This document has been translated literally from Spanish language.

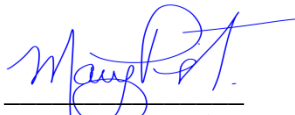
**NOTE:** From March 16, 2020 to the date of this registry investigation, we cannot specify whether the seizures and sentences have been entered frequently or daily in the Karibe system. Also, we wish to clarify that if there are documents pending from the Agora system, only the information provided by the Department of Justice on its Internet page related to the Property Registry will be listed. Title study and / or update carried out in the KARIBE system via internet. In addition, a search was made of the digitized auxiliary books of historical volumes, documents pending registration, as well as the official books of Tax Garnishments (ELA), Federal Garnishments, Sentences and Law 12. Our office is not responsible due to errors or omissions in the entry and search of data in said system.

**WARNING:** The Land Registry has implemented a digitization system (Karibe System) of historical volumes, documents pending registration, as well as, of the official books of Tax Garnishments (ELA), Federal Garnishments, Sentences and Law 12. We are not responsible for errors or omissions committed by employees of the Property Registry and / or personnel in charge of digitization, as well as of the own

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operation of the Program. This report represents the registry reality according to the information contained in the Official Records of the Property Registry. The log electronic is not an official book of the Registry, therefore, **WE ARE NOT RESPONSIBLE FOR ERRORS OR OMISSIONS** in its content.

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**Persona autorizada**



***MATOS & PIMENTEL Y ASOCIADOS, INC.***  
*URB. LOS ARBOLES CALLE MANZANILLO 292*  
*RIO GRANDE, P.R. 00745 TEL. (787) 688-8626*