

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

CHICAGO TITLE COMPANY

AND WHEN RECORDED MAIL TO:

**SHELLEY JUNE ZILIAK
20878 BAKAL DRIVE
RIVERSIDE, CA 92508**

**This document was electronically submitted
to the County of Riverside for recording**
Received by: NORMA #248

Space above this line for recorder's use only

GRANT DEED

Title of Document

TRA: 009-073

DTT: \$0.00

Exemption reason declared pursuant to Government Code 27388.1

This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.

Document reference: _____

This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Document reference: CONCURRENTLY HEREWITH

**THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

RECORDING REQUESTED BY:

Order No. 58602304014-JFA
Escrow No. 23-0526-KR
Parcel No. 294-501-021

AND WHEN RECORDED MAIL TO:

SHELLEY JUNE ZILIAK
20878 BAKAL DR
RIVERSIDE CA 92508

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED TRACT # 009-0113

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 0 and CITY \$ 0
 computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shelley June Ziliak, a Widow (who acquired title as Shelley Ziliak, a widow)

hereby GRANT(S) to Shelley June Ziliak, a Widow and Richard Martin Gardner, an unmarried man, as joint tenants

the following described real property in the County of Riverside, State of California:
LOT 9 OF TRACT NO. 22653-8 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 278, PAGE(S) 83 THROUGH 85 INCLUSIVE OF MISCELLANEOUS MAPS, IN
THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
More commonly known as: 20878 Bakal Dr, Riverside, CA 92508

SEE EXHIBIT "A"

Date September 12, 2023

Buyer's Signature

Shelley June Ziliak

Shelley June Ziliak

"This is a bonafide gift and the grantor received nothing in return, R & T 11911."

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } s.s.
COUNTY OF Riverside

On 9/12/2023, before me,
Dennis James Blevins, Notary Public,

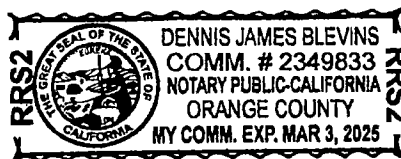
personally appeared Shelley June Ziliak who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Dennis James Blevins



I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

Buyer's Signature

Shelly June Ziliak

PLACE OF EXECUTION: IRVINE, CALIFORNIA

DATE: September 18, 2023

BY: _____

Sooner Mendez, Chicago Title Company

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 294-501-021

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 9 OF TRACT NO. 22653-8, IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 278, PAGE(S) 83 THROUGH 85 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM 51 PERCENT OF ALL OIL, GAS, HYDROCARBON AND MINERAL SUBSTANCES UNDERLYING SAID LAND BELOW 500 FEET FROM THE SURFACE OF THE SAME WITHOUT THE RIGHT OF SURFACE ENTRY AS RESERVED BY MARY H. TRAUTWEIN, ET AL. IN DEED RECORDED AUGUST 7, 1964 AS INSTRUMENT NO. 96956 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.