

RECORDED AT THE REQUEST OF
CHICAGO TITLE - INLAND EMPIRE



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Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0230143

Recording Requested By:

TITLE CONNECT, INC. - SIMPLIFILE

09/18/2023
08:54 AM
SAN

Titles: 1 Pages: 5

File No. 2301776

When recorded Mail ->

MAIL TAX STATEMENTS TO:

Jonathan Sanchez Separate Property Trust
6251 Lytle Creek Rd
Fontana, CA 92336

14311

Fees	\$26.00
Taxes	\$404.25
CA SB2 Fee	\$0.00
Total	\$430.25

APN: 3099-231-04-0-000

GRANT DEED

\$404.25

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is ~~\$404.50~~ CITY TAX \$0.00

- Computes on full value of property conveyed (based on the full consideration of \$367,500.00), or
- Computed on full value less value of liens and encumbrances remaining at time of sale,
- Realty not sold

Unincorporated area: _____ of Pinon Hills

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Freedom Mortgage Corporation, with a mailing address of 951 Yamato Road, Suite 175, Boca Raton FL 33431 hereby GRANT(S) to

Marco Antonio Sierra-Sanchez, Trustee of the Jonathan Sanchez Separate Property Trust, dated May 8, 1997, with a mailing address of 6251 Lytle Creek Rd, Fontana, CA 92336, the following described real property in the _____ County of San Bernardino, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: 12273 Alta Vista Rd, Pinon Hills CA 92372.

APN: 3099-231-04-0-000

DATED: August 29, 2023

Freedom Mortgage Corporation

Shannon Rene St John
Name: Shannon Rene St John
Title: FU Specialist III

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~~ Indiana
County of Hamilton

On August 29th 2023 before me, Heather Marie Diaz, a Notary Public, (insert Name of Notary Public and Title), personally appeared

Shannon Rene St. John, 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~~ Indiana that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Heather Marie Diaz

(SEAL)

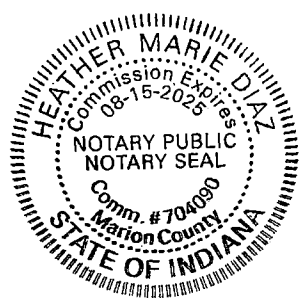


EXHIBIT A
LEGAL DESCRIPTION

LOT 212, TRACT NO. 8045, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 103 OF MAPS, PAGE(S) 26 THROUGH 43, INCLUSIVE, RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND OTHER MINERAL AND HYDROCARBON SUBSTANCES BELOW A PLANE 500 FEET BENEATH THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED BY DEED RECORDED JULY 6, 1972, IN BOOK 7971, PAGE 60, OFFICIAL RECORDS.

APN: 3099-231-04-0-000

Property commonly known as: 12273 Alta Vista Rd, Pinon Hills, CA 92372

GOVERNMENT CODE 27361.7

Under the provisions of Government Code 27361.7, I certify under penalty of perjury that the following is true copy of illegible wording found in the attached.

SEE ATTACHED CLARITY COPY

Place of Execution: San Bernadino, CA

Simplifile Recording Operations, A/E Mortgage Technology, Inc.



J. Rodriguez ---- Date: 9/18/2023

EXHIBIT A

Order No.: 7102308208

For APN/Parcel ID(s): 3099-231-04-0-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 212 OF TRACT NO. 8045, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 103, PAGES 26 TO 43, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM 50% OF ALL OIL, GAS AND OTHER MINERAL AND HYDROCARBON SUBSTANCES BELOW A PLANE 500 FEET BENEATH THE SURFACE THEREOF, BUT WITHOUT THE RIGHT OF SURFACE ENTRY THERETO, AS RESERVED BY DEED RECORDED JULY 6, 1972, IN BOOK 7971, PAGE 60, OFFICIAL RECORDS.