

Michelle Ascencion  
Ventura County Clerk-Recorder

**RECORDING REQUESTED BY:**  
Chicago Title Company

**DOC# 2023000019475**

03/16/2023  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$99.75  
HERND

**When Recorded Mail Document  
and Tax Statement To:**  
Alexey Vorobyev  
Ekaterina Gechman-Valdek  
441 S. Curson Avenue  
Los Angeles, CA 90036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132330059  
**APN/Parcel ID(s):** 060-0-074-200

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$79.75** and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.  
The property is located in  the **City of Ventura**.

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

Nagat Salib Mansour, Trustee of the Mansour Family Living Trust dated November 23, 2019

hereby **GRANT(S)** to

Alexey Vorobyev, an unmarried man and Ekaterina Gechmen-Valdek, an unmarried woman, as joint tenants

**the following described real property in the City of Ventura, County of Ventura, State of California:**

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

**PROPERTY COMMONLY KNOWN AS:** Vacant Land APN 060-0-074-200, Ventura, CA 93001

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 060-0-074-200

Dated: March 10, 2023

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

The Mansour Family Living Trust dated November 23, 2019

BY: *Nagat Salib Mansour*  
Nagat Salib Mansour, Trustee

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  
County of Los Angeles

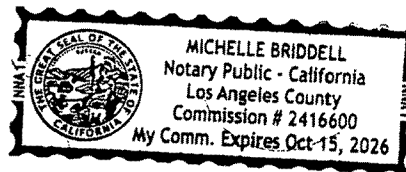
On March 11, 2023 before me, Michelle Briddell, Notary Public,  
(here insert name and title of the officer)

personally appeared Nagat Salib Mansour,  
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.

*Michelle Briddell*  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 060-0-074-200**

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LOTS 29 AND 30, IN BLOCK "G" OF THE LA CONCHITA DEL MAR SUBDIVISION NO. 2, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 12, PAGE 31 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL INTEREST IN AND TO ALL OIL, GAS, MINERALS AND HYDROCARBON SUBSTANCES IN, ON AND UNDER SAID LAND AS RESERVED IN THE DEED RECORDED IN BOOK 827 PAGE 143, OF OFFICIAL RECORDS.