



Electronically  
Recorded in Official Records  
San Bernardino County

Assessor-Recorder-County Clerk

**DOC# 2023-0230859**

**RECORDING REQUESTED BY:**  
Chicago Title Company

**WHEN RECORDED MAIL DOCUMENT AND  
TAX STATEMENTS TO:**

Mr. Alberto Robledo  
118 E. South Street  
Anaheim, CA 92805

09/18/2023  
02:33 PM  
SAN

14311

Titles: 1    Pages: 5

Fees	\$36.00
Taxes	\$17.60
CA SB2 Fee	\$0.00
<b>Total</b>	<b>\$53.60</b>

THIS SPACE FOR RECORDER'S USE ONLY:

**Title Order No.:** 58602303500  
**AP#:** 3069-031-13-0-000

**GRANT DEED**

**Escrow No.:** 027443-SV

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$17.60**

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area     City of Phelan **AND**

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

**Gustavo Angel Hernandez Valle Jr., a Single Man**

hereby GRANT(s) to:

**Alberto Robledo, a Married Man, as his sole and separate property**

the real property in the ~~City of Phelan~~, County of San Bernardino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

**Also Known as:** Vacant Land, Phelan, CA 92371

**DATED: August 1, 2023**

**Signature Page attached hereto  
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

Title Order No.: 58602303500

Escrow No.: 027443-SV

AP#: 3069-031-13-0-000

**SIGNATURE PAGE**

**Title of Document: GRANT DEED**

**Date of Document: August 1, 2023**

*Gustavo Angel Hernandez Valle Jr.*  
Gustavo Angel Hernandez Valle Jr.

**ACKNOWLEDGMENT**

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 Orange  
On August 3rd, 2023  
before me, Jeanette Valle,  
A Notary Public personally appeared  
Gustavo Angel Hernandez Valle Jr.

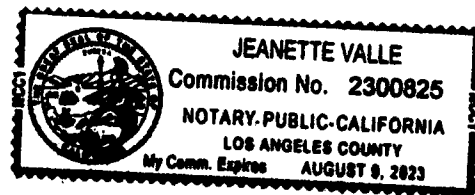
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 Jeanette Valle

(Seal)



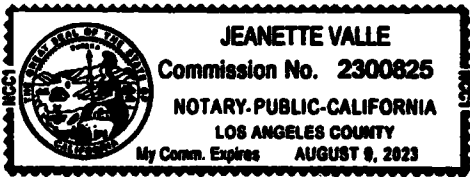
**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

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 Orange }  
On 08/13/2023 before me, Jeanette Valle, Notary Public  
Date Here Insert Name and Title of the Officer  
personally appeared Gustavo Angel Hernandez Valle Jr.  
Name(s) of Signer(s)

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 Jeanette Valle  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant Deed

Document Date: 8/1/2023 Number of Pages: 2

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Gustavo Angel Hernandez Valle Jr. Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_  Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General  Partner –  Limited  General

Individual  Attorney in Fact  Individual  Attorney in Fact

Trustee  Guardian or Conservator  Trustee  Guardian or Conservator

Other: \_\_\_\_\_  Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_ Signer is Representing: \_\_\_\_\_

**GOVERNMENT CODE 27361.7**

**I CERTIFY UNDER PENALTY OF PERJURY THAT THE NOTARY SEAL ON THE DOCUMENT TO WHICH THIS STATEMENT IS ATTACHED READS AS FOLLOWS:**

**NAME OF NOTARY: Jeanette Valle**

**DATE COMMISSION EXPIRES: August 9, 2023**

**COMMISSION NUMBER: #2300825**

**VENDOR NUMBER: NCC1**

**COUNTY WHERE BOND IS FILED: Los Angeles**

**PLACE OF EXECUTION: IRVINE, CA**

**DATE: 9/18/2023**

**BY:**

  
\_\_\_\_\_  
**Luis Tobias                      CHICAGO TITLE COMPANY**

## EXHIBIT A

**Order No.:** 58602303500

**For APN/Parcel ID(s):** 3069-031-13-0-000

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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:

THE SOUTH HALF OF THE WEST HALF OF PARCEL 2 OF PARCEL MAP NO. 2492, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 21, PAGE 69 OF PARCEL MAPS, RECORDS OF SAID COUNTY.