

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000069229**

06/22/2022  
Titles: 1 Pages: 4  
08:00 AM  
Total Fees: \$561.00  
VALENZRY

**RECORDING REQUESTED BY:**  
Chicago Title Company *EDN*

**When Recorded Mail Document  
and Tax Statement To:**  
The Stoner Trust dated August 9, 2000  
447 Sherie Ct  
Beaumont, CA 92223

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132210500

**APN/Parcel ID(s):** 208-0-200-115

## GRANT DEED

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

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$528.00** 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 Port Hueneme**.

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

Craig Franklin Woodman and Lorraine B. Woodman, Trustees of The Woodman Family Living Trust, established February 9, 2006, as community property

Donald L. Stoner and Marilyn J. Stoner, Trustees or Successor Trustees of The Stoner Trust dated August 9, 2000

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

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

**PROPERTY COMMONLY KNOWN AS:** 271 South Ventura Road #289, Port Hueneme, CA 93041

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 208-0-200-115

Dated: June 6, 2022

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

The Woodman Family Living Trust, established February 9, 2006, as community property

BY: Craig Franklin Woodman, Trustee  
Craig Franklin Woodman, Trustee

BY: Lorraine B. Woodman, Trustee  
Lorraine B. Woodman, 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.

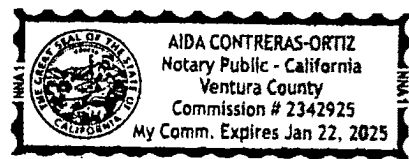
State of CALIFORNIA  
County of Santa Barbara

On June 16, 2022 before me, Aida Contreras-Ortiz, Notary Public,  
(here insert name and title of the officer)

personally appeared Craig Franklin Woodman and Lorraine B. Woodman  
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.  
Aida Contreras-Ortiz  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 208-0-200-115**

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A CONDOMINIUM ESTATE CONSISTING OF:

PARCEL 1:

THAT PORTION OF PARCEL 1, IN THE CITY OF PORT HUENEME, COUNTY OF VENTURA, STATE OF CALIFORNIA, OF THE PARCEL MAP FILED IN BOOK 14 PAGE 60 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS BUILDING VIII, UNIT 124, INCLUDING ELEMENTS 124P AND P-124, SHOWN ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON JUNE 4, 1974 IN BOOK 4269, PAGE 572, OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED ONE-TWO HUNDRED AND ONE (1/201) INTEREST IN PARCEL 1 OF PARCEL MAPS, FILED IN BOOK 14 PAGE 60 OF PARCEL MAPS, SHOWN AND DEFINED AS PARCEL 202 ON THE CONDOMINIUM PLAN FOR SAID REAL PROPERTY DESCRIBED ABOVE.

PARCEL 3:

AN EASEMENT 25 FEET WIDE FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF PARCEL 2 AS DELINEATED UPON THE PARCEL MAP RECORDED IN BOOK 14 PAGE 60 OF PARCEL MAPS OF SAID COUNTY LYING 12.50 FEET, MEASURED AT RIGHT ANGLES ON EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL 2, SAID POINT BEING SOUTH 65.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL 2, SAID NORTHEAST CORNER BEING A 1-1/2' IRON PIPE BEARING A METAL TAG STAMPED R.C.E. #13241 PER SAID PARCEL MAP; THENCE.

1ST: NORTH 87° 51' 09" WEST 200.14 FEET TO A POINT IN A LINE, SAID LINE BEING PARALLEL WITH AND DISTANT SOUTHERLY 57.50 FEET, MEASURED AT RIGHT ANGLES, FROM THE NORTH LINE OF SAID PARCEL 2, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF SEAVIEW STREET (60 FEET WIDE) AS SHOWN ON SAID PARCEL MAP; THENCE, ALONG SAID PARALLEL LINE,

2ND: WEST 378.21 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 90° 00' 00" AND A RADIUS OF 50.00 FEET, THE SOUTHERLY TERMINUS OF SAID CURVE BEING DISTANT EASTERLY 61.50 FEET, MEASURED AT RIGHT ANGLES FROM THE WEST LINE OF SAID PARCEL 2, SAID WEST LINE ALSO BEING THE EAST LINE OF SURFSIDE DRIVE (84 FEET WIDE) AS SHOWN ON SAID PARCEL MAP; THENCE,

3RD: SOUTHWESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 78.54 FEET TO SAID NORTHERLY TERMINUS; THENCE, TANGENT FROM SAID CURVE AND PARALLEL WITH SAID WEST LINE,

4TH: SOUTH 119.50 FEET TO AN ANGLE POINT; THENCE,

5TH: SOUTH 2° 58' 44" EAST 81.48 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 57.00 FEET THE SOUTHWESTERLY TERMINUS OF SAID CURVE BEING ON A CURVED WEST LINE OF SAID PARCEL 2, A RADIAL TO SAID TERMINUS AND SAID LAST CURVE BEARS SOUTH 70° 03' 32" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE.

**EXHIBIT "A"**  
Legal Description  
(continued)

6TH: THROUGH A CENTRAL ANGLE OF 77 DEGREES 02' 39" AN ARC DISTANCE OF 76.65 FEET TO SAID SOUTHWESTERLY TERMINUS AND THE WESTERLY TERMINUS OF THIS EASEMENT.

THE SIDELINES OF SAID EASEMENT SHALL BE PROLONGED OR FORESHORTENED TO TERMINATE AT THE EAST AND WEST LINES OF SAID PARCEL 2.

PARCEL 4:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER A PORTION OF PARCEL 2 AS DELINEATED UPON THE PARCEL MAP RECORDED IN BOOK 14 PAGE 60 OF PARCEL MAPS OF SAID COUNTY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHERLY 15.00 FEET OF THE EASTERLY 397.78 FEET OF SAID PARCEL 2.