

RECORDED AT THE REQUEST OF  
CHICAGO TITLE COMPANY

Recorded in Official Records, Orange County  
Hugh Nguyen, Clerk-Recorder



7.00

\* \$ R 0 0 1 3 7 3 1 9 1 6 \$ \*

2022000181142 3:35 pm 05/13/22

65 RW10A G02 1 04

508.75 508.75 0.00 0.00 0.00 0.00 0.000.000.00 0.00

RECORDING REQUESTED BY:  
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Eric Epperson  
17691 Collie Lane  
Huntington Beach, CA 92647

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602203170-JFA

Escrow No.: 15933

AP#: 178-115-35

**GRANT DEED**

Jack Andrew Sturm is joining in on the execution of this Grant Deed to convey any community property interest in and to the subject property.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

**DOCUMENTARY TRANSFER TAX is \$1,017.50**

- 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 Huntington Beach **AND**

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

**Michelle Diep Sturm, who acquired title as Michelle Bui-Sturm, a Married Woman, as her sole and separate property and Jack Andrew Sturm, Spouse of Grantor**

hereby GRANT(s) to:

**Eric Epperson, a Single Man**

the real property in the City of Huntington Beach, County of Orange, State of California, described as:

**Lot 154 of Tract 3670 in the City of Huntington Beach, County of Orange, State of California, as per map recorded in Book 149, Pages 33 and 34 Inclusive of Miscellaneous Maps, in the office of the County Recorder of said County.**

Also Known as: **4671 Rhapsody Drive, Huntington Beach, CA 92649**

Dated: April 27, 2022

*Michelle Diep Sturm*  
\_\_\_\_\_  
Michelle Diep Sturm

*Jack Andrew Sturm*  
\_\_\_\_\_  
Jack Andrew Sturm

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

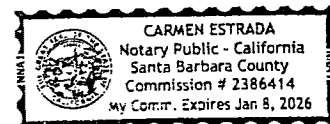
On 05/10/22 before me, Carmen Estrada A Notary Public personally appeared Michelle Diep Sturm & Jack Andrew Sturm who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same 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 *Carmen Estrada*

(Seal)



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE: