

Michelle Ascencion  
Ventura County Clerk-Recorder

**DOC# 2023000019942**

03/17/2023  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$927.50  
REYELA

**RECORDING REQUESTED BY:**  
Chicago Title Company/EPN

**When Recorded Mail Document  
and Tax Statement To:**  
Joseph G. Solano and Jonalyn Caspillo  
Labiang  
1944 Indiana Drive  
Oxnard, CA 93036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132330055

**APN/Parcel ID(s):** 142-0-302-135

## GRANT DEED

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

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$907.50** 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 Oxnard**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Diego R. Pizano and Dolores C. Pizano, Trustees of the Diego R. Pizano and Dolores C. Pizano 1993 Revocable Trust dated July 2, 1993

**hereby GRANT(S) to** Joseph G. Solano and Jonalyn Caspillo Labiang, husband and wife as joint tenants

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

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

**PROPERTY COMMONLY KNOWN AS:** 1944 Indiana Drive, Oxnard, CA 93036

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 142-0-302-135

Dated: March 1, 2023

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

The Diego R. Pizano and Dolores C. Pizano 1993 Revocable Trust dated July 2, 1993

BY: Diego R. Pizano  
Diego R. Pizano, Trustee

BY: Dolores C. Pizano  
Dolores C. Pizano, 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 CA

County of Ventura

On March 14, 2023 before me, R. Viesca, Notary Public,  
(here insert name and title of the officer)

personally appeared Diego R. Pizano and Dolores C. Pizano,  
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 [Handwritten Signature]



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 142-0-302-135**

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LOT 28 OF TRACT NO. IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 146, PAGES 62 THROUGH 65, INCLUSIVE, OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, PETROLEUM METALS, MINERALS, STEAM, HYDROCARBON SUBSTANCES, SUBSOIL PRODUCTS, FISSIONABLE SUBSTANCES, AND OTHER MINERALS, MATERIALS, AND SUBSTANCES EXCEPT WATER IN, UNDER, PRODUCED, OR SAVED FROM SAID REAL PROPERTY, BUT WITHOUT THE RIGHT OF ENTRY TO THE SURFACE OF SAID REAL PROPERTY OR THE TOP 500 FEET OF THE SUBSURFACE THEREOF, AS RESERVED IN DEED FROM JOHN W. BORCHARD, JR., AS TRUSTEE OF THE JOHN W. BORCHARD TRUST RECORDED JUNE 6, 2001 AS INSTRUMENT NO. 2001-0105398 OF OFFICIAL RECORDS.