



Sep 18, 2023 04:25 PM

OFFICIAL RECORDS  
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER  
FEES: \$17.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 2

**RECORDING REQUESTED BY:**

Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**

Frantz Saint Phat and Danelie Cham Saint Phat  
2723 Tish Court  
Spring Valley, CA 91977

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 73723004306

APN/Parcel ID(s): 503-280-56-00



Exempt from fee per GC 27388.1 (a)(2): This is a  
transfer of real property that is a residential dwelling  
to an owner occupier.

**QUITCLAIM DEED**

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

This transfer is exempt from the documentary transfer tax.

**This conveyance confirms a community property interest, which was purchased with Community  
Property Funds, R & T 11911.**

The documentary transfer tax is \$ 0 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 **of Spring Valley.**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Frantz Saint Phat, a married man  
as his sole and separate property

**hereby remises, releases and quitclaims to** Frantz Saint Phat and Danelie Cham Saint Phat, husband and wife as  
joint tenants

**the following described real property in the** of Spring Valley, County of San Diego, State of California:

**For APN/Parcel ID(s): 503-280-56-00**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN DIEGO, STATE  
OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 213.4 FEET OF LOT 81 OF GOODLAND ACRES, IN THE COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF NO. 1685 FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JUNE 6, 1916.

EXCEPT THEREFROM THE SOUTH 150.00 FEET OF THE EAST 105.00 FEET.

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**QUITCLAIM DEED**

(continued)

APN/Parcel ID(s): 503-280-56-00

Dated: September 12, 2023

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

Frantz Saint Phat

Frantz Saint Phat

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 San Diego

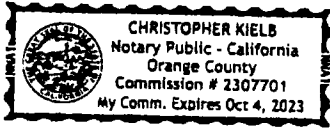
On September 12<sup>th</sup> 2023 before me, Christopher Kielb, Notary Public,  
(here insert name and title of the officer)

personally appeared Frantz Saint Phat,  
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]



**MAIL TAX STATEMENTS AS DIRECTED ABOVE**