

PLEASE COMPLETE THIS INFORMATION
RECORDING REQUESTED BY:

CHICAGO TITLE

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

MEGAN LOUISE LOVE
34347 Coastal Sage Street
Murrieta, CA 92563

DOC # 2023-0275407

09/18/2023 02:50 PM Fees: \$23.00

Page 1 of 4

Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

**This document was electronically submitted
to the County of Riverside for recording**
Received by: TERESA #134

Space above this line for recorder's use only

POWER OF ATTORNEY - SPECIAL

Title of Document

TRA: 024-304

DTT: _____

Exemption reason declared pursuant to Government Code 27388.1

This document is a transfer that is subject to the imposition of documentary transfer tax.

This is a document recorded in connection with a transfer that is subject to the imposition of documentary transfer tax.

Document reference: Recording Concurrently

This document is a transfer of real property that is a residential dwelling to an owner-occupier.

This is a document recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

Document reference: _____

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Megan Louise Love
34347 Coastal Sage Street
Murrieta, CA 92563

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602303766-CB

Escrow No.: 06-003202-TT

POWER OF ATTORNEY - SPECIAL

Known All Men by These Presents: That I, Nathaniel Lamar Richardson has made, constitute and appoint, and by these presents do hereby make, constitute and appoint: **Megan Louise Love my true and lawful Attorney-in-fact** for me and in my name, place and stead place to ask, demand, sue for, recover, collect and receive all such sums of money, debts, dues, accounts, legacies, bequests, interests, dividends, annuities, and demands whatsoever as are now or shall hereinafter become due, owing, payable, or belonging to the undersigned; and have, use and take all lawful ways and means in the name of the undersigned, or otherwise, for the recovery thereof, by legal process, and to compromise and agree for the same, and grant acquittances or other sufficient discharges for the same, for the undersigned, and in the name of the undersigned to make, seal, and deliver the same; to compromise any and all debts owing by the undersigned, and to convey, transfer, and/or assign any property of any kind or character belonging to the undersigned in satisfaction of any debt owing by us or either of us; to bargain, contract, agree for, purchase, receive, and take lands, tenements, hereditaments, and accept the seizing and possession of all lands, and all deeds, and other assurances in the law therefor; and to lease, let, demise, bargain, sell, remise, release, convey in trust, and hypothecate lands, tenements, and hereditaments, upon such terms and conditions, and under such covenants as said attorney shall think fit; to exchange real or personal property, and to execute and deliver the necessary instruments of transfer or conveyance to consummate such exchange; to execute and deliver subordination agreements subordinating any lien, encumbrance or other right in real property to any other lien, encumbrance, or other right therein; also to bargain and agree for, buy, sell, mortgage, hypothecate, convey in trust or otherwise, and in any and every way and manner deal in and with goods, wares and merchandise, choses in action, and other property or choses action, including authority to utilize my eligibility for V A Guaranty; also to transfer, assign, and deliver stock and the certificate or certificates evidencing the ownership of the same; and to make, do, and transact all and every kind of business of what nature and kind so ever; and, also, for the undersigned and in the names and as the act and deed of the undersigned, to sign, seal, execute, and acknowledge such deeds, covenants, leases, indentures, agreements, mortgage, deeds of trust, hypothecations, assignments, bottomries, charter parties, bills of lading, bills, bonds, notes, receipts, evidences of debts, releases, and satisfactions of mortgage, judgment and other debts, and such other instruments in writing, of whatever kind of nature, as may be reasonable, advisable, necessary, or proper in the premises. **Each and all the powers herein granted shall be exercised by said Attorney as to the following described property only:**
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
and commonly known as: 34347 Coastal Sage Street, Murrieta, CA 92563

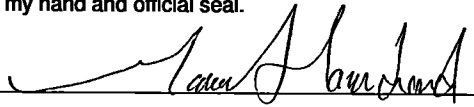
Giving and granting unto said Attorney-in-fact full power and authority to do and perform all and every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as the undersigned might or could do if personally present, the undersigned hereby expressly ratifying and confirming all that said Attorney shall lawfully do or cause to be done by virtue of these presents.

Dated August 22, 2023


Nathaniel Lamar Richardson

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 Virginia
COUNTY OF Prince William
On 08/26/2023 before me, Maria Hamdard A Notary Public
personally appeared Nathaniel Lamar Richardson 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 

(Seal)



THIS AFFIDAVIT WHEN COMPLETED IS TO BE SIGNED AND NOTARIZED. BEFORE RETURNING, BE SURE TO COMPLETE ALL THE REQUIRED INFORMATION TO ENABLE THIS COMPANY TO PROPERLY PROCESS THE TRANSACTION PRESENTLY PENDING.

AFFIDAVIT OF NO MORTGAGE OR DEED OF TRUST

Each for Himself and or Herself, declare: That to my/our personal knowledge there are NO encumbrances in the form of a Mortgage or Deed of Trust against the property in this transaction.

That this declaration is made for the protection of all parties to this transaction, and particularly for the benefit of Chicago Title Company, which is about to insure the title to said property in reliance thereon, and any other title company which may hereafter insure the title to said property.

That I/We will testify, declare, depose, or certify before any competent tribunal, officer, or person, in any case now pending or which may hereafter be instituted, to the truth of particular facts hereinabove set forth.

TITLE ORDER: 58602303766

PROPERTY ADDRESS: 34347 Coastal Sage St, Murrieta

SELLER(S): Lisa Marie Spicer

Lisa Marie Spicer

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 Riverside

Subscribed and sworn to (or affirmed) before me on this 17th day of August, 2023, by Lisa Marie Spicer, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Analaura Nicolas Mercado

(This area for official notarial seal)

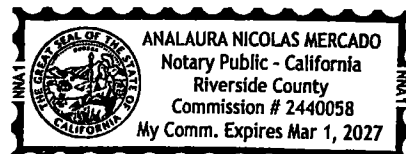


EXHIBIT A

Order No.: 58602303766

For APN/Parcel ID(s): 384-380-001

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 26 OF TRACT NO. 28532-3, IN THE CITY OF MURRIETA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN ON A SUBDIVISION MAP FILED IN BOOK 449, PAGES 29 THROUGH 38, INCLUSIVE, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.