

RECORDING REQUESTED BY:
Chicago Title

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Yesenia Magallanes
16909 Ouray Road
Apple Valley, CA 92307

APN: 0437-282-01-0-000
TITLE ORDER NO.: 7102122014
ESCROW NO.: 10075-TJ



Electronically
Recorded in Official Records
San Bernardino County
Bob Dutton
Assessor-Recorder-County Clerk

DOC# 2022-0019513

01/14/2022
04:44 PM
SAN

Titles: 1 Pages: 3

14609

Fees	\$20.00
Taxes	\$377.30
CA SB2 Fee	\$0.00
Total	\$397.30

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 377.30 County**
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Wanda J. Weaver, an Unmarried Woman

HEREBY GRANT(S) to Yesenia Magallanes, a Married Woman as her sole and separate property

All that real property situated in the City of Apple Valley, County of San Bernardino, State of California, described as:
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Commonly Known As: 16909 Ouray Road, Apple Valley, CA 92307

December 23, 2021

Wanda J. Weaver

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 Bernardino }

On 1-3-2022, before me, Tanisha Jones, a Notary Public
personally appeared Wanda J. Weaver

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) 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)

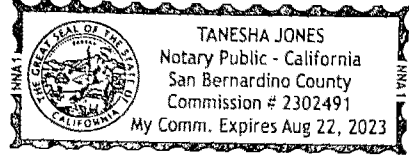


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0437-282-01-0-000

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

LOT 66 OF TRACT NO. 5602, IN THE CITY OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGE(S) 35 AND 36, INCLUSIVE OF RECORDS OF SAID COUNTY.

EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN ALL MINERALS, OIL, GAS AND OTHER HYDROCARBON PRODUCTS BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT TO ENTER UPON THE SURFACE, AS RESERVED IN THAT CERTAIN DEED RECORDED APRIL 20, 1973, IN BOOK 8166, PAGE 216, OFFICIAL RECORDS.