

RECORDING REQUESTED BY:

KRG Escrow, A Non-Independent Broker
Escrow

Order No. 7102302032

Escrow No. 19599

Parcel No. 243-210-047, 243-210-046

AND WHEN RECORDED MAIL TO:

MARCOS GARCIA

7680 SEWELL COURT

HIGHLAND, CA 91789

**This document was electronically submitted
to the County of Riverside for recording**
Received by: LISA #580

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRA 009-002

GRANT DEED

\$3,190.00

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~\$1,595.00~~ and CITY ~~\$1,595.00~~

- computed on full value of property conveyed, or
- computed on full value less liens or encumbrances remaining at the time of sale.
- unincorporated area: Riverside, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Vista Montecito, LLC

hereby GRANT(S) to Marcos Garcia, a single man and Sara Lopez-Carson, a single woman, as Joint Tenants

the following described real property in the County of Riverside, State of California:

See Exhibit "A" Attached Hereto And Made A Part Hereof

More commonly known as: 7448 Via Montecito APN: 243-210-046 & 243-210-047, Riverside, CA 92506

Date March 7, 2023

Vista Montecito, LLC

By: Lynn Chao

manager

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 Los Angeles } S.S.

On March 13, 2023, before me, Yijie Chen, Notary Public, personally appeared Lynn Chao, 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)

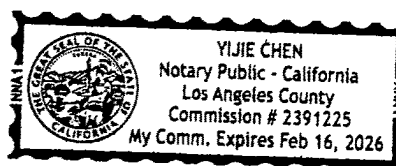


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 243-210-046 and 243-210-047

Parcel 1: (APN: 243-210-046)

Lot 2 of Tract No. 31859, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 424 of Maps, Pages 1 to 5, inclusive, in the office of the county recorder of said county.

Parcel 2: (APN: 243-210-047)

Lot 3 of Tract No. 31859, in the City of Riverside, County of Riverside, State of California, as per map recorded in Book 424 of Maps, Pages 1 to 5, inclusive, in the office of the county recorder of said county.