

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000082273**

08/05/2022  
Titles: 1 Pages: 5  
08:00 AM  
Total Fees: \$46.00  
VALENZRY

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Jacob Chakko and Debra Chakko  
10489 Summer View Circle  
Santa Rosa Valley, CA 93012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132001077  
**APN/Parcel ID(s):** 550-0-100-075

\*This Deed is being recorded to add the complete legal description. Transfer Tax in the amount of \$1,811.70 was paid on deed recorded 8/7/2020 as 20200807-00119068

**GRANT DEED**

Transfer of real property that is a residential dwelling to an owner-occupier ~~OR recorded concurrently~~ "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier. Govt code 27388.i (1)(2)

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

- This transfer is exempt from the documentary transfer tax.
- 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 County of Ventura, *unincorporated area*

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Ronald M. Lydick and Tina Mardu Lydick, Husband and Wife as Joint Tenants

**hereby GRANT(S) to** Jacob Chakko and Debra L. Chakko, husband and wife as joint tenants


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


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

**PROPERTY COMMONLY KNOWN AS:** 10489 Summer View Circle, Santa Rosa Valley, CA 93012

Dated: July 31, 2022

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

  
\_\_\_\_\_  
Ronald M. Lydick

  
\_\_\_\_\_  
Tina Mardu Lydick

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 550-0-100-075

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 NEVADA

County of CARSON CITY

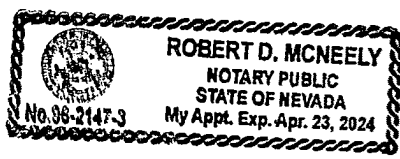
On 8-2-2022 before me, ROBERT D MCNEELY, Notary Public,  
(here insert name and title of the officer)

personally appeared RONALD M LYDICK & TINA MARDU LYDICK,  
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.

Robert D McNeely  
Signature



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 550-0-100-075**

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PARCEL 1:

LOT 7 OF TRACT NO. 3425, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109, PAGES 9 THROUGH 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 1A:

AN EASEMENT FOR PRIVATE ACCESS AND UTILITIES OVER THAT PORTION SHOWN AS SUMMER VIEW CIRCLE AS SET FORTH AND SHOWN UPON THE MAP OF TRACT NO. 3425, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 109, PAGE 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF PARCEL 1 AS PER MAP RECORDED IN BOOK 17, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WESTERLY LINE OF SAID PARCEL 1, SAID POINT BEING DISTANT 4.64 FEET NORTHERLY OF THE SOUTHWESTERLY CORNER THEREOF, THENCE, CONTINUING NORTHERLY ALONG SAID WESTERLY LINE,

1ST: NORTH 0° 07' 00" EAST 35.91 FEET; THENCE PARALLEL TO THE SOUTHWESTERLY LINE OF SAID PARCEL 1, SHOWN ON SAID MAP AS NORTH 44° 00' 00" WEST,

2ND: SOUTH 44° 00' 00" EAST, 111.37 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 199.50 FEET; THENCE,

3RD: SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 01' 33", AN ARC DISTANCE OF 52.32 FEET TO A POINT OF COMPOUND CURVATURE, A RADIAL LINE TO SAID POINT BEARING SOUTH 3° 58' 27" WEST; THENCE,

4TH: SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY ALONG SAID COMPOUND CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 24.00 FEET THROUGH A CENTRAL ANGLE OF 71° 05' 16", AN ARC DISTANCE OF 29.78 FEET TO THE EASTERLY LINE OF SAID PARCEL 1, SAID EASTERLY LINE ALSO BEING THE WESTERLY LINE OF THAT CERTAIN ROAD EASEMENT, 50.00 FEET WIDE, AS SHOWN ON SAID RANCHO ROSITA MAP AND COMMONLY KNOWN AS BLANCHARD ROAD; THENCE, SOUTHERLY ALONG SAID LINE,

5TH: SOUTH 00° 07' 00" WEST, 44.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE TO SAID POINT BEARS NORTH 40° 20' 50" EAST, THENCE,

6TH: NORTHERLY AND NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 15' 35", AN ARC DISTANCE OF 7.96 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 224.50 FEET, A RADIAL LINE TO SAID POINT BEARS SOUTH 21° 21' 15" WEST; THENCE,

**EXHIBIT "A"**  
Legal Description  
(continued)

7TH: NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24° 38' 45", AN ARC DISTANCE OF 96.57 FEET TO A LINE, PARALLEL WITH AND DISTANCE 25.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED SECOND COURSE; THENCE, NORTHWESTERLY ALONG SAID PARALLEL LINE

8TH: NORTH 44° 00' 00" WEST, 85.58 FEET TO THE POINT OF BEGINNING

PARCEL 3:

ON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES AND THE IMPROVEMENT, MAINTENANCE AND REPAIR THEREOF OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF PARCEL 2 AS PER MAP RECORDED IN BOOK 17, PAGE 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID PARCEL 2; THENCE, NORTHERLY ALONG THE SOUTHERLY BOUNDARY LINE THEREOF,

1ST: NORTH 40° 00' 00" WEST, 69.40 FEET TO AN ANGLE POINT; THENCE CONTINUING NORTHERLY ALONG SAID SOUTHERLY LINE,

2ND: NORTH 59° 08' 49" WEST, 151.93 FEET, MORE OR LESS, TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE IN THE WESTERLY LINE OF THE PARCEL MARKED "20.1 ACRES" ON THE LICENSED SURVEYOR'S MAP RECORDED IN BOOK 13, PAGE 45 OF RECORDS OF SURVEY IN THE OFFICE OF THE COUNTY RECORDER; THENCE, NORTHERLY ALONG SAID WESTERLY LINE, SAID LINE ALSO BEING THE WESTERLY LINE OF SAID PARCEL 2,

3RD: NORTH 02° 13' 00" EAST, 28.48 FEET TO A LINE, PARALLEL WITH AND DISTANT 25.00 FEET, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED SECOND COURSE; THENCE SOUTHEASTERLY ALONG SAID PARALLEL LINE,

4TH: SOUTH 59° 08' 49" EAST, 151.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 224.50 FEET; THENCE,

5TH: SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15° 08' 49", AN ARC DISTANCE OF 59.35 FEET; THENCE TANGENT TO SAID CURVE ALONG A LINE, PARALLEL WITH AND DISTANT 28.65 FEET, MEASURED AT RIGHT ANGLES, FROM THE ABOVE DESCRIBED FIRST COURSE,

6TH: SOUTH 44° 00' 00" EAST 1.83 FEET TO THE EASTERLY LINE OF SAID PARCEL 2; THENCE, SOUTHERLY ALONG SAID EASTERLY LINE,

7TH: SOUTH 00° 07' 00" WEST, 40.55 FEET TO THE POINT OF BEGINNING

PARCEL 4:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITIES AND THE IMPROVEMENT, MAINTENANCE AND REPAIR THEREOF, OVER THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF LOT 13 OF UTT & STEVENS SUBDIVISION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET IN WIDTH, THE WESTERLY LINE OF SAID 50-FOOT WIDE STRIP BEING DESCRIBED AS FOLLOWS:

**EXHIBIT "A"**  
Legal Description  
(continued)

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 13 OF UTT & STEVENS SUBDIVISION; THENCE, ALONG SAID WESTERLY LINE OF SAID LOT 13,

1ST: NORTH 197.42 FEET. THE EASTERLY LINE OF SAID 50-FOOT STRIP TO TERMINATE SOUTHERLY IN THE SOUTHERLY LINE OF SAID LOT 13 WHICH BEARS SOUTH 82° 35' WEST

PARCEL 5:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES, OVER THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 30 FEET OF LOT 7 OF UTT AND STEVENS SUBDIVISION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 8, PAGE 11 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

PARCEL 6:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THE FOLLOWING DESCRIBED PROPERTY:

A PORTION OF LOT 6 OF UTT & STEVENS SUBDIVISION, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; THENCE ALONG SAID WEST LINE, NORTH 0° 06' 58" EAST 665.48 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE NORTH LINE OF SAID LOT NORTH 83° 35' EAST 30 FEET; THENCE SOUTH 0° 06' 58" WEST 392.77 FEET MORE OR LESS TO A POINT IN THE BEARING AND DISTANCE CALL OF "SOUTH 89° 53' 02" EAST 41.30 FEET" AS SET FORTH IN EASEMENT GRANT DEED TO BLANCHARD ROAD ASSOCIATES RECORDED NOVEMBER 25, 1987 AS DOCUMENT NO. 87-189703 OF OFFICIAL RECORDS; THENCE SOUTH 89° 53' 02" EAST 11.30 FEET; THENCE SOUTH 0° 06' 58" WEST 182.41 FEET, SOUTH 13° 55' 12" EAST 47.74 FEET; THENCE NORTH 86° 21' 03" EAST 198.79 FEET; THENCE SOUTH 8° 13' 23" EAST 20.00 FEET; THENCE SOUTH 81° 46' 37" WEST 256.85 FEET MORE OR LESS TO THE POINT OF BEGINNING

PARCEL 7:

A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND UTILITY PURPOSES OVER THAT CERTAIN 30 FOOT WIDE PRIVATE ROAD KNOWN AS BLANCHARD ROAD AS SHOWN UPON THE MAP OF TRACT NO. 3530 RECORDED IN BOOK 112 OF MISCELLANEOUS RECORDS AT PAGES 20, 21, 22 AND 23, RECORDS OF VENTURA COUNTY