

RECORDING REQUESTED BY:  
Chicago Title Company *LEPH*

DOC# 2022000005207

01/14/2022  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$865.00  
ESPEJEV

When Recorded Mail Document  
and Tax Statement To:  
Juan Beltran and Emenita M. Beltran  
*1850 Narrows Court  
Oxnard CA 93035*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132130945  
APN/Parcel ID(s): 187-0-121-315

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
  - The documentary transfer tax is \$825.00 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 City of Oxnard.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Diana Montiel, Successor Trustee of the Gloria Magana 2017 Trust

hereby GRANT(S) to Juan Beltran and Emenita M. Beltran, husband and wife as community property.  
the following described real property in the City of Oxnard, County of Ventura, State of California:

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

PROPERTY COMMONLY KNOWN AS: 1850 Narrows Court, Oxnard, CA 93035

Dated: December 11, 2021

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

Diana Montiel, Successor Trustee of the Gloria Magana 2017 Trust

BY: *Diana Montiel LIE*  
Diana Montiel, Successor Trustee

### MAIL TAX STATEMENTS AS DIRECTED ABOVE

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 187-0-121-315

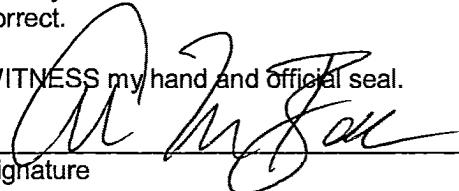
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

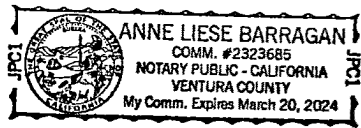
State of California  
County of Ventura

On 12-29-21 before me, ANNELIESE BARRAGAN, Notary Public,  
(here insert name and title of the officer)

DIANA MONTEL  
personally appeared \_\_\_\_\_,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 187-0-121-315**

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LOT 91 OF TRACT NO. 2067, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 64, PAGES 28 TO 35 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, PETROLEUM, HYDROCARBON SUBSTANCES, MINERALS, LYING IN OR UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE OF SAID LAND OR WITHIN 500 FEET, MEASURED VERTICALLY OF THE SURFACE THEREOF FOR DEVELOPMENT PURPOSES OR OTHERWISE, AS RESERVED IN DEED OR DEEDS OF RECORD.