



13.00

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2022000179820 8:00 am 05/13/22

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594.00 594.00 0.00 0.00 6.00 0.00 0.000.000.00 0.00

**RECORDING REQUESTED BY:**

Chicago Title Company  
Order No. 58602203241  
Escrow No. 14483-KAB  
Parcel No. 930-01-110

**AND WHEN RECORDED MAIL TO:**

SINING ZHOU  
*S4 Dunmore*  
IRVINE, CA 92620

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,188.00 and CITY \$ zero

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Lonna Lynnelle Love, an unmarried woman**

hereby GRANT(S) to **Sining Zhou and Xin Zhong, husband and wife as Community Property with the Rights of Survivorship**

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

PARCEL NO. 1: AN UNDIVIDED INTEREST IN COMMON AREA:  
A ONE-EIGHTEENTH (1/18TH) UNDIVIDED FRACTIONAL FEE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA AS SHOWN AND DESCRIBED ON THAT CERTAIN CONDOMINIUM PLAN, VERGE AT NOVEL PARK, PHASE 1 (AS SAME MAY BE AMENDED FROM TIME TO TIME, THE "PHASE 1 CONDOMINIUM PLAN"), RECORDED ON JULY 22, 2019, AS INSTRUMENT NO. 2019000263433, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA ("OFFICIAL RECORDS").  
More commonly known as: 106 Novel, Irvine, CA 92618

**SEE EXHIBIT "A"**

Date May 9, 2022

*Lonna Lynnelle Love*  
Lonna Lynnelle Love

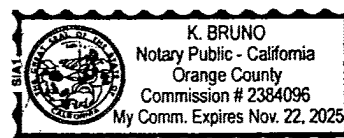
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA } S.S.  
COUNTY OF Orange

On May 9, 2022, before me, K. Bruno a Notary Public, personally appeared Lonna Lynnelle Love, 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): 930-01-110**

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

PARCEL NO. 1: AN UNDIVIDED INTEREST IN COMMON AREA:

A ONE-EIGHTEENTH (1/18TH) UNDIVIDED FRACTIONAL FEE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA AS SHOWN AND DESCRIBED ON THAT CERTAIN CONDOMINIUM PLAN, VERGE AT NOVEL PARK, PHASE 1 (AS SAME MAY BE AMENDED FROM TIME TO TIME, THE "PHASE 1 CONDOMINIUM PLAN"), RECORDED ON JULY 22, 2019, AS INSTRUMENT NO. 2019000263433, OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA ("OFFICIAL RECORDS"). THE COMMON AREA CONSISTS OF A THREE-DIMENSIONAL VOLUME OF AIRSPACE LOCATED ABOVE LOTS 27 AND 28 OF TRACT NO. 17939, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, WHICH TRACT IS SHOWN ON A MAP RECORDED IN BOOK 976, PAGES 16 THROUGH 35, INCLUSIVE, OF THE MISCELLANEOUS MAPS, IN THE OFFICE OF THE RECORDER FOR ORANGE COUNTY, CALIFORNIA.

PARCEL NO. 2: THE CONDOMINIUM UNIT:

UNIT 50, AS SHOWN AND DESCRIBED ON THE PHASE 1 CONDOMINIUM PLAN, AND AS DEFINED IN THAT CERTAIN NEIGHBORHOOD DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATION OF EASEMENTS FOR VERGE AT NOVEL PARK, RECORDED ON JULY 23, 2019, AS INSTRUMENT NO. 2019000263973, OF OFFICIAL RECORDS (AS SAME MAY BE RE-RECORDED, RESTATED AND/OR AMENDED FROM TIME TO TIME, THE "NEIGHBORHOOD DECLARATION"). EXCEPT AS OTHERWISE PROVIDED HEREIN, THE CAPITALIZED TERMS IN THIS GRANT DEED SHALL HAVE THE SAME MEANINGS AS PROVIDED IN THE NEIGHBORHOOD DECLARATION.

EXCEPTING THEREFROM, ALL OIL, MINERAL, WATER AND OTHER RIGHTS AS RESERVED IN DEEDS OR OTHER DOCUMENTS OF RECORD, INCLUDING, WITHOUT LIMITATION, THAT CERTAIN GRANT DEED FROM HERITAGE FIELDS EL TORO, LLC, TO GRANTOR RECORDED MAY 8, 2018, AS INSTRUMENT NO. 2018000166804, IN THE OFFICIAL RECORDS.

PARCEL NO. 3: EXCLUSIVE USE AREAS:

AN EXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT ON, OVER, ACROSS AND THROUGH THOSE CERTAIN PORTIONS OF THE NEIGHBORHOOD ASSOCIATION PROPERTY AS DEFINED AND DESCRIBED IN THE NEIGHBORHOOD DECLARATION AS EXCLUSIVE USE AREAS FOR EXCLUSIVE USE AREA COURTYARDS, EXCLUSIVE USE AREA PORCHES, EXCLUSIVE USE AREA DECKS, EXCLUSIVE USE AREA AC PADS AND/OR TELEPHONE WIRING PURPOSES, ALL AS APPLICABLE.

PARCEL NO. 4: NONEXCLUSIVE EASEMENT OVER THE NEIGHBORHOOD ASSOCIATION PROPERTY:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, USE AND ENJOYMENT ON, OVER AND ACROSS ALL PORTIONS OF THE NEIGHBORHOOD ASSOCIATION PROPERTY PRESENTLY INCLUDED OR SUBSEQUENTLY ANNEXED INTO THE NEIGHBORHOOD WHICH ARE INTENDED FOR SUCH USE AND WHICH DO NOT CONSTITUTE EXCLUSIVE USE AREAS APPURTENANT TO A CONDOMINIUM UNIT IN THE NEIGHBORHOOD AND WHICH ARE NOT SUBJECT TO RIGHTS RESERVED IN FAVOR OF GRANTOR OR OTHERS AS PROVIDED IN THE NEIGHBORHOOD DECLARATION.

**EXHIBIT "A"**  
Legal Description

PARCEL NO. 5: NONEXCLUSIVE EASEMENT FOR ACCESS AND OTHER PURPOSES UNDER THE NEIGHBORHOOD DECLARATION:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, DRAINAGE, SUPPORT, ENCROACHMENT, MAINTENANCE, REPAIR, USE, ENJOYMENT AND FOR ALL OTHER PURPOSES AS SET FORTH IN THE NEIGHBORHOOD DECLARATION.

PARCEL NO. 6: NONEXCLUSIVE EASEMENT FOR ACCESS AND OTHER PURPOSES UNDER THE MASTER DECLARATION AND THE NOTICE OF ANNEXATION:

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR INGRESS, EGRESS, ACCESS, DRAINAGE, SUPPORT, ENCROACHMENT, MAINTENANCE, REPAIR, USE, ENJOYMENT AND FOR ALL OTHER PURPOSES AS SET FORTH IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR GREAT PARK NEIGHBORHOODS, RECORDED OCTOBER 25, 2013, AS INSTRUMENT NO. 2013000599972 (AS SAME MAY BE RE-RECORDED, RESTATED AND/OR AMENDED FROM TIME TO TIME, THE "MASTER DECLARATION"), IN THE NOTICE OF ANNEXATION TO GREAT PARK NEIGHBORHOODS AND NOTICE TO OWNERS OF UNITS ADJACENT TO NOVEL STREET, RECORDED ON JULY 23, 2019, AS INSTRUMENT NO. 2019000263972 AND IN THE FIRST AMENDMENT TO NOTICE OF ANNEXATION TO GREAT PARK NEIGHBORHOODS AND NOTICE TO OWNERS OF UNITS ADJACENT TO THE NOVEL STREET, RECORDED ON SEPTEMBER 25, 2019, AS INSTRUMENT NO. 2019000368110 (AS SAME MAY BE RE-RECORDED, RESTATED AND/OR AMENDED FROM TIME TO TIME, THE "NOTICE OF ANNEXATION"), AND IN THE NEIGHBORHOOD DECLARATION, ALL OF OFFICIAL RECORDS.

PARCEL NO. 7: TEMPORARY EASEMENT FOR VEHICULAR AND PEDESTRIAN ACCESS:

A TEMPORARY NON-EXCLUSIVE EASEMENT APPURTENANT TO THE AFORE-DESCRIBED CONDOMINIUM UNIT FOR VEHICULAR AND PEDESTRIAN INGRESS, EGRESS AND ACCESS OVER THE ROADS DEDICATED TO THE CITY OF IRVINE AS INDICATED ON THE MAP OF SAID TRACT 17939, BUT ONLY TO THE EXTENT NECESSARY TO PROVIDE ACCESS TO THE UNIT AND ONLY UNTIL SUCH TIME THAT SUCH ROADS ARE ACCEPTED BY THE CITY.