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**RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY**

RECORDING REQUESTED BY:
Chicago Title Company

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENTS TO:

Ms. Mai Thao C.T. Nguyen
2824 East Roberta Drive
Orange, CA 92869

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 58602303805-JFA

Escrow No.: 004696-CK

AP#: 094-062-01

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$1,369.50

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area City of Orange **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timothy G. Fischer and Doris J. Fischer, Trustees of the Fischer Family Living Trust, Dated February 11, 2016

hereby GRANT(s) to:

Mai Thao C.T. Nguyen, an Unmarried Woman

the real property in the City of Orange, County of Orange, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 2824 East Roberta Drive, Orange, CA 92869

DATED: August 23, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS AS DIRECTED ABOVE:

SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: August 23, 2023

Timothy G. Fischer and Doris J. Fischer, Trustees of the Fischer Family Living Trust, Dated February 11, 2016

By: [Signature] Timothy G. Fischer, Trustee

By: [Signature] Doris J. Fischer, Trustee

ACKNOWLEDGMENT

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 Orange
On 9/6/2023
before me, Katrina M. Belmonte
A Notary Public personally appeared
Timothy G. Fischer and
Doris J. Fischer

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 [Signature]

(Seal)

I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

Timothy G. Fischer, Trustee

Doris J. Fischer, Trustee

PLACE OF EXECUTION: IRVINE, CALIFORNIA

DATE:  September 18, 2023

BY: _____

Sooner Mendez, Chicago Title Company

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 094-062-01

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

LOT 25, OF TRACT NO. 4821, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 171, PAGE 49 AND 50 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.