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RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:
Alliance Mutual Escrow, Inc.
Order No. 58602303043
Escrow No. 18187HL
Parcel No. 392-121-10
AND WHEN RECORDED MAIL TO:
LIAN STEPHANIE MANTZ
379 S. EARLHAM ST.
ORANGE, CA 92869

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$1,265.00

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, James Geisert and Joyce Geisert, as Co-Trustees of The Geisert Family Living Trust, U/A Dated January 14, 2020

hereby GRANT(S) to Ryan N. Mantz and Lian Stephanie Mantz, Husband and Wife as Joint Tenants

the following described real property in the County of Orange, State of California:
EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF
More commonly known as: 379 S. Earlham St., Orange, CA 92869

Date August 21, 2023

The Geisert Family Living Trust, U/A Dated January 14, 2020

James Geisert
By: James Geisert, Co-Trustee

Joyce Geisert
By: Joyce Geisert, Co-Trustee

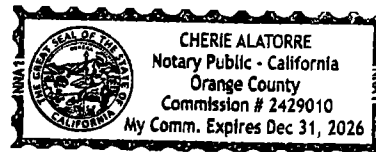
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Orange } s.s.

On AUGUST 28, 2023, before me, Cherie Alatorre, Notary Public, personally appeared James Geisert and Joyce Geisert, 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 Cherie Alatorre (Seal)

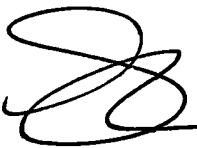


I certify under penalty of perjury and the laws of the State of California that the illegible portion of this document to which this statement is attached reads as follows:

By: James Geisert, Co-Trustee

By: Joyce Geisert, Co-Trustee

PLACE OF EXECUTION: IRVINE, CALIFORNIA

DATE:  September 15, 2023

BY: _____

Sooner Mendez, Chicago Title Company

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 392-121-10

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 10 OF TRACT NO. 5918, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 359, PAGES 9, 10, 11 AND 12 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.