

Electronically Recorded in Official Records  
County of Ventura County

Mark A. Lunn  
Ventura County Clerk-Recorder

**RECORDING REQUESTED BY:**  
Chicago Title Company/EPN

**DOC# 2022000081939**

08/04/2022  
Titles: 1 Pages: 4  
08:00 AM  
Total Fees: \$852.40  
VARELG

**When Recorded Mail Document  
and Tax Statement To:**

Kyle Golden  
3351 Taffrail Lane  
Oxnard, CA 93035

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132230308

**APN/Parcel ID(s):** 185-0-052-085

## GRANT DEED

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

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$829.40** 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,** Joseph Magallanes and Diane Magallanes, husband and wife as joint tenants

hereby **GRANT(S)** to Kyle Golden, a single man

**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:** 3351 Taffrail Lane, Oxnard, CA 93035

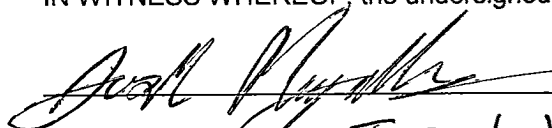
**MAIL TAX STATEMENTS AS DIRECTED ABOVE**


**GRANT DEED**  
(continued)

APN/Parcel ID(s): 185-0-052-085

Dated: July 12, 2022

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

  
Joseph Magallanes      Joseph Magallanes

  
Diane Magallanes

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 185-0-052-085

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 CA

County of Ventura

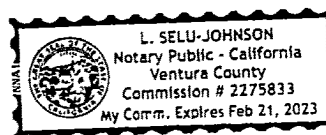
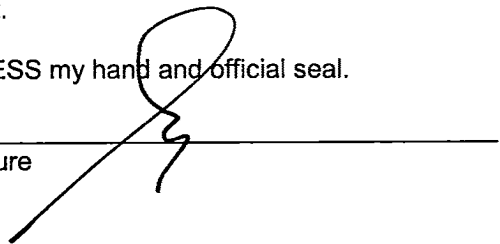
On 7/13/2022 before me, L. Selu-Johnson, Notary Public,  
(here insert name and title of the officer)

personally appeared Joseph Magallanes and Diane Magallanes 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



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 185-0-052-085**

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LOT 17 OF TRACT NO. 2359-3, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, PER MAP RECORDED IN BOOK 67, PAGE(S) 1 THROUGH 6 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.