

RECORDING REQUESTED BY:
Chicago Title Insurance Company

AND WHEN RECORDED MAIL TO:

The Sereda Solomon Revocable Trust
45199 Tiburcio Drive
Temecula, CA 92592

**This document was electronically submitted
to the County of Riverside for recording**
Received by: ELENA #448

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 73722004210-RCM

Escrow No.: 501-021218-KB

AP#: 959-423-056

GRANT DEED

TRA# 013-039

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$676.50

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 Temecula **AND**

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

Paris Milton and Mayra Milton, Husband and Wife as Community Property with Right of Survivorship

hereby GRANT(s) to:

Craig T. Sereda and Michael J. Solomon, Trustees of The Sereda Solomon Revocable Trust dated June 26, 2018

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

for full legal description, please see Exhibit "A" attached hereto and made a part hereof.

Also Known as: 31843 Calle Brio, Temecula, CA 92592

DATED: May 27, 2022

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

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 73722004210-RCM

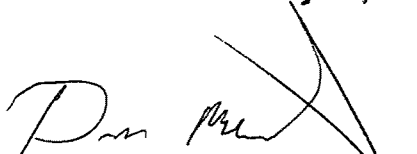
Escrow No.: 501-021218-KB

AP#: 959-423-056

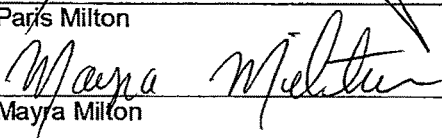
SIGNATURE PAGE

Title of Document: **GRANT DEED**

Date of Document: **May 27, 2022**



 Paris Milton



 Mayra Milton

ACKNOWLEDGMENT

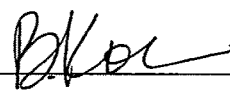
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
 COUNTY OF Riverside
 On June 7, 2022
 before me, B. Korn
 A Notary Public personally appeared
Paris Milton
Mayra Milton

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)

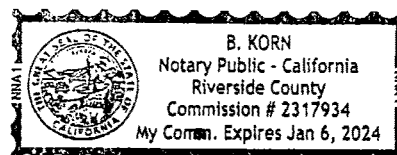




EXHIBIT A

Order No.: 73722004210

For APN/Parcel ID(s): 959-423-056

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED FEE SIMPLE INTEREST AS A TENANT IN COMMON IN AND TO THE COMMON AREA IN THE MODULE IN WHICH THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 BELOW IS LOCATED EQUAL TO THE RECIPROCAL OF THE NUMBER OF RESIDENTIAL UNITS LOCATED WITHIN SUCH MODULE, AS SHOWN ON THE CONDOMINIUM PLAN FOR ALEGRE AND ALDEA AT PASEO DEL SOL RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, CALIFORNIA, ON JUNE 4, 2014, AS INSTRUMENT NO. 2014-0205461, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO (COLLECTIVELY CONDOMINIUM PLAN), WHICH IS A PORTION OF LOT 1 OF TRACT NO. 36212, IN THE CITY OF TEMECULA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF FILED IN BOOK 439, PAGES 86 THROUGH 91, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY (MAP);

PARCEL 2:

RESIDENTIAL UNIT NO. 152, AS SHOWN AND DESCRIBED ON THE CONDOMINIUM PLAN;

EXCEPTING THEREFROM FROM ALL PARCELS ABOVE, ALL EASEMENTS RESERVED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ALEGRE AND ALDEA AT PASEO DEL SOL RECORDED JUNE 4, 2014 AS INSTRUMENT NO. 2014-0205462, AND ANY AMENDMENTS OR SUPPLEMENTS THERETO (COLLECTIVELY DECLARATION), THE CONDOMINIUM PLAN, THE MAP, AND ALL OTHER EASEMENTS OF RECORD AS OF THE DATE HEREOF;

FURTHER EXCEPTING THEREFROM, FOR THE BENEFIT OF THE ASSOCIATION, A NON-EXCLUSIVE EASEMENT IN, TO, OVER, UNDER AND ACROSS THAT PORTION OF THE ABOVE REFERENCED RESIDENTIAL UNIT DESIGNATED IN THE DECLARATION AND/OR SUPPLEMENTAL DECLARATION AS CONTAINING CROSS UNIT DRAINAGE FACILITIES, IF ANY, FOR THE PURPOSE OF DRAINAGE, MAINTENANCE, REPAIR OF THE IMPROVEMENTS LOCATED THEREIN, TOGETHER WITH SUCH RIGHTS OF ACCESS NECESSARY TO PERFORM SUCH MAINTENANCE, AS MORE FULLY PROVIDED IN THE DECLARATION.

EXHIBIT A

(continued)

PARCEL 3:

AN EXCLUSIVE EASEMENT TO USE EACH PORTION OF THE ASSOCIATION PROPERTY, IF ANY, DESIGNATED IN THE CONDOMINIUM PLAN AS BEING AN EXCLUSIVE USE EASEMENT AREA APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED IN PARCEL 2 ABOVE FOR THE PURPOSES DESCRIBED IN THE DECLARATION.

PARCEL 4:

A NON-EXCLUSIVE TEMPORARY EASEMENT FOR PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS BY GRANTEE OVER, UPON AND ACROSS THE ROADWAY MODULE (AS SHOWN IN THE CONDOMINIUM PLAN) LOCATED IN LOT 1 OF THE MAP.

PARCEL 5:

A NON-EXCLUSIVE EASEMENT, IN COMMON WITH OTHER OWNERS, FOR ACCESS, INGRESS AND EGRESS, IN, TO, OVER, UNDER AND ACROSS CERTAIN PORTIONS OF THE ASSOCIATION PROPERTY DESCRIBED IN THE DECLARATION AND/OR SUPPLEMENTARY DECLARATION, SUBJECT TO THE LIMITATIONS SET FORTH THEREIN, WHICH EASEMENT IS APPURTENANT TO THE RESIDENTIAL UNIT DESCRIBED ABOVE.