

Mark A. Lunn
Ventura County Clerk-Recorder

RECORDING REQUESTED BY:
Chicago Title Company

DOC# 2022000082261

08/05/2022
Titles: 1 Pages: 3
08:00 AM
Total Fees: \$1790.00
VALENZRY

**When Recorded Mail Document
and Tax Statement To:**
Michael Bledsoe, Vice President
Los Vidrieros, Inc., a California corporation
1317 Gregory St.
Ojai, CA 93023

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132210559

APN/Parcel ID(s): 073-0-193-190

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,760.00** 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 Ventura**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Michael D. Souza, Trustee of the Michael D. Souza Separate Property Trust dated October 6, 2015

hereby GRANT(S) to Los Vidrieros, Inc., a California corporation

the following described real property in the City of Ventura, County of Ventura, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

PROPERTY COMMONLY KNOWN AS: 58, 62, 64 South Pacific Avenue, Ventura, CA 93001

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 073-0-193-190

Dated: July 20, 2022

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

Michael D. Souza, Trustee of the Michael D. Souza Separate Property Trust dated October 6, 2015

BY: Michael D. Souza
Michael D. Souza, 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 Los Angeles

On July 22, 2022 before me, Len Taylor, Notary Public,
(here insert name and title of the officer)

personally appeared Michael D. Souza,
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/hers/their authorized capacity(ies),
and that by his/hers/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 Len Taylor

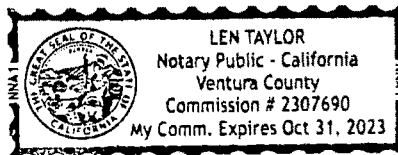


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 073-0-193-190

SUBDIVISION NO. 1 OF THE WEST HALF OF THE RANCHO SAN MIGUEL, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 32 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 13° 07' WEST 222.54 FEET FROM A POINT WHICH IS DISTANT SOUTH 74° 02" EAST 360.44 FEET FROM THE NORTHEAST CORNER OF THE BUENAVENTURA TRACT, AS SHOWN UPON MAP THEREOF RECORDED IN BOOK 8 PAGE 45 OF MAPS, IN THE OFFICE OF THE COUNTY OF SAID COUNTY, THENCE FROM SAID POINT OF BEGINNING

1ST: NORTH 76° 53' WEST 150 FEET TO A POINT

2ND: SOUTH 13° 07' WEST 50 FEET TO A POINT, THENCE

3RD: SOUTH 76° 53' EAST 150 FEET TO A POINT THENCE

4TH: NORTH 13° 07' EAST 50 FEET TO THE POINT OF BEGINNING