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Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/18/23 AT 08:00AM

| | |
|--------|-------|
| FEES: | 29.00 |
| TAXES: | 0.00 |
| OTHER: | 0.00 |
| <hr/> | |
| PAID: | 29.00 |



LEADSHEET



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SEQ:
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SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

58602302931-05

RECORDING REQUESTED BY
CHICAGO TITLE

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME MORREALE REAL ESTATE

STREET ADDRESS
455 TAFT AVE

CITY, STATE &
ZIP CODE
GLEN ELLYN IL 60137

SPACE ABOVE FOR RECORDER'S USE ONLY

IRREVOCABLE AND LIMITED POWER OF ATTORNEY FOR BGRS LLC

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county’s board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

Recording Requested by:

Chicago Title

And when recorded mail to:

Morreale Real Estate Services, Inc.

455 Taft Avenue

Glen Ellyn, IL 60137

THIS SPACE FOR RECORDER'S USE ONLY

**IRREVOCABLE AND LIMITED
POWER OF ATTORNEY
FOR BGRS, LLC**

WHEREAS, the undersigned, Daniel Joseph Ruhkala and Julie Christine Ruhkala, has/have entered into a contractual relationship with BGRS, LLC regarding the property commonly described as:

26853 Cherry Willow Drive, Santa Clarita, CA 91387-1813

and legally described as follows:

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF **Exhibit A**

NOW, THEREFORE, the undersigned does hereby grant, consent and agree that all proceeds of the sale of said premises, whether occasioned by their own actions or by the actions of BGRS, LLC shall be paid to the order of BGRS, LLC or to the order of that person or persons to whom BGRS, LLC shall themselves direct.

That net proceeds as defined herein shall include all escrow accounts to the benefit of the undersigned as such accounts relate to the property in question.

Further, the undersigned does hereby grant, authorize and appoint BGRS, LLC and/or MORREALE REAL ESTATE SERVICES, INC. or ITS/THEIR DULY AUTHORIZED REPRESENTATIVE as my attorney in fact to complete any documents or to cause any documents to be completed; to execute any conveyance documents or cause any documents to be signed on behalf of the undersigned, which may be necessary and proper to implement the sale, and conveyance of the property referred to herein, including but not limited to DEEDS, BILL OF SALE, RESPA, ETC., whether said property constitutes homestead or not. This appointment is with full and unqualified authority to delegate any or all of the foregoing powers to any person or persons, or entity or entities, whom my attorney in fact shall select.

This Power of Attorney is an IRREVOCABLE LIMITED POWER COUPLED WITH AN INTEREST and shall not be affected by death, disability, incompetency or incapacity of either or both of the undersigned. It is intended that this Power of Attorney is to become effective immediately upon execution and shall continue in effect during any subsequent disability, incompetency or incapacity.

Dated 7/25/2023

x Daniel Ruhkala
Daniel Joseph Ruhkala
aka Daniel Ruhkala

x Julie Ruhkala
Julie Christine Ruhkala
aka Julie Ruhkala

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) ss

On Jul 25th, 2023 before me Meaghan Evans, Notary Public, personally appeared Daniel Joseph Ruhkala who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 Meaghan Evans

(This is for official notary seal)

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) ss

On Jul 25th, 2023 before me Meaghan Evans, Notary Public, personally appeared Julie Christine Ruhkala who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person 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 Meaghan Evans

(This is for official notary seal)

This document prepared by: Joan M. Brady, 449 Taft Avenue, Glen Ellyn, IL 60137 630-790-6300 / MR-BR-8609635



EXHIBIT A

Order No.: 58602302931

For APN/Parcel ID(s): 2841-079-015

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

LOT 15 OF TRACT NO. 52833, IN THE CITY OF SANTA CLARITA IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP THEREOF FILED IN THE BOOK 1365, PAGES 69 THROUGH 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, ASPHALTUM, PETROLEUM, NATURAL, GAS AND OTHER HYDROCARBONS AND ANY OTHER VALUABLE MINERAL SUBSTANCES AND PRODUCTS, AND ALL OTHER MINERALS, WHETHER OR NOT OF THE SAME CHARACTER HEREINBEFORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE GROUND, BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE OR WITHIN A VERTICAL DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF THE GROUND.