

DOC# 2022-0206997



May 13, 2022 09:48 AM

OFFICIAL RECORDS

Ernest J. Dronenburg, Jr.,

SAN DIEGO COUNTY RECORDER

FEES: \$845.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:

~~First American Title Company~~

CHICAGO TITLE COMPANY - SD

MAIL TAX STATEMENT

AND WHEN RECORDED MAIL DOCUMENT TO:

Edgaar Garcia and Katie D. Bisaga

1587 Oleander Ave

Chula Vista, CA 91911-5645

73722003920pm

Space Above This Line for Recorder's Use Only

A.P.N.: 624-310-24-00

File No.: DCVE-6828870 (MQ)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$; CITY TRANSFER TAX \$;

825⁰⁰

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of **Chula Vista**, and

EXEMPT FROM BUILDING HOMES AND JOBS ACTS FEE PER GOVERNMENT CODE 27388.1(a)(2)

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Anthony W. Russell, Sr. and Victoria Russell, trustees of the A.W. SR & V. Russell Trust (Created by Revocable Inter Vivos Trust)**
Dated February 19, 2021

hereby GRANTS to **Edgaar Garcia and Katie D. Bisaga, husband and wife and Polly D. Bisaga, an unmarried woman, All As Joint Tenants**

the following described property in the City of **Chula Vista**, County of **San Diego**, State of **California**:

See Exhibit "A" attached hererto

Mail Tax Statements To: **SAME AS ABOVE**

A.P.N.: 624-310-24-00

File No.: DCVE-6828870 (MQ)

Dated: April 27, 2022

Anthony W. Russell, Sr. and Victoria Russell,
trustees of the A.W. SR & V. Russell Trust
(Created by Revocable Inter Vivos Trust) Dated
February 19, 2021

Anthony W Russell Sr
Anthony W. Russell Sr., Trustee

Victoria Russell
Victoria Russell, 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)SS

COUNTY OF San Diego)

On April 30, 2022 before me, Stephanie Bang, Notary Public, personally appeared Anthony W. Russell Sr AND Victoria Russell

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.

This area for official notarial seal.

[Signature]
Notary Signature





EXHIBIT A

Order No.: 73722003920

For APN/Parcel ID(s): 624-310-24-00

LOT 759 OF PRINCESS MANOR UNIT NO.5, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 5729, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MAY 6, 1966.