

Recording Requested By:
Chicago Title -SD

DOC# 2023-0253276



Sep 18, 2023 04:34 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,
SAN DIEGO COUNTY RECORDER
FEES: \$3,847.00 (SB2 Atkins: \$0.00)
PCOR: YES PAGES: 3

When Recorded Mail to
And Mail Tax Statements To
Arash Aghsani
13455 Lighthouse Way
San Diego, CA 92130

Escrow Number: 320-936-LL

Title Number: 73723002873

APN: 298-073-13-00

Property: 147 South Rios Avenue, Solana Beach, CA 92075

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$3,817.00

Computed on the full value of the interest or property conveyed;

Computed on the full value less value of liens or encumbrances remaining at time of sale

Unincorporated Area City of Solana Beach, and

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

Elizabeth Von Summer (Betsey), as Trustee of the Elizabeth Von Summer Trust dated August 19, 2019

hereby GRANT(S) to

Arash Aghsani, a married man as his sole and separate property

the following described real property in the City of Solana Beach, County of San Diego, State of California:

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

DATED: September 13, 2023

the Elizabeth Von Summer Trust dated August 19, 2019

By: Elizabeth Von Summer BY [Signature]
Elizabeth Von Summer, Trustee

By: Alexander Popovich as her attorney in fact

AS HER ATTORNEY
IN FACT

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

Notary Acknowledgement attachment to Grant Deed dated September 13, 2023, executed by Elizabeth Von Summer, Trustee of the Elizabeth Von Summer Trust dated August 19, 2019
Property Address: 147 South Rios Avenue, Solana Beach, CA 92075

Date: September 13, 2023

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 Santa Barbara

On September 14, 2023 before me, Alice Klontz A Notary Public personally appeared Alexander Pogovich Peter Pogovich Elizabeth Von Summer 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 [Handwritten Signature] (seal)

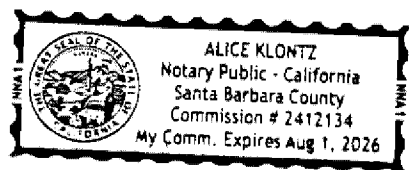


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 298-073-13-00

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1923.