

Mark A. Lunn
Ventura County Clerk-Recorder

DOC# 2022000057587

05/13/2022
Titles: 1 Pages: 3
01:53 PM
Total Fees: \$792.75
CORRAE

RECORDING REQUESTED BY:

Chicago Title Company / *EPN*

**When Recorded Mail Document
and Tax Statement To:**

Maria Hernandez, Manager
Platino Ventures LLC, a California limited
liability company
2535 Northbrook Drive
Oxnard, CA 93036

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132210413

APN/Parcel ID(s): 136-0-079-085

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$772.75 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,

Rafael Canton, Trustee of The Rafael Canton Revocable Trust dated May 20, 2009

hereby GRANT(S) to

Platino Ventures LLC, a California limited liability company

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: 1696 Pelican Avenue, Ventura, CA 93003

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 136-0-079-085

Dated: May 5, 2022

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

The Rafael Canton Revocable Trust dated May 20, 2009

BY: Rafael Canton
Rafael Canton, 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 CA
County of Ventura

On May 5, 2022 before me, R. Viesca, Notary Public,
(here insert name and title of the officer)

personally appeared Rafael Canton,
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]
Signature



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 136-0-079-085

LOT 138, TRACT NO. 1448-4, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 40, PAGES 87 TO 89 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT 50% OF ALL OF THE OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER UPON THE SURFACE THEREOF OR WITHIN 500 FEET BENEATH THE SURFACE, AS RESERVED BY JOHN I. SCHOLLE, ET UX., IN DEED RECORDED JUNE 24, 1964 AS DOCUMENT NO. 42849 IN BOOK 2568 PAGE 221 OF OFFICIAL RECORDS.