

RECORDING REQUESTED BY:
Chicago Title

DOC# 2023000019701

AND WHEN RECORDED MAIL TO:

03/16/2023
Titles: 1 Pages: 3
10:57 AM
Total Fees: \$1010.00
CERVANTD

Mr. and Mrs. Kevin Petrowsky
5799 Nutwood Circle
Simi Valley, CA 93063

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 132300154
AP#: 650-0-291-245

Escrow No.: 192635-MK

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$990.00

computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale.
 Unincorporated area City of Simi Valley **AND**

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

John N. Mott and Kelly M. Mott, Husband and Wife as Community Property with Right of Survivorship

hereby GRANT(s) to:

Kevin Petrowsky and Cherie Petrowsky, Husband and Wife as Community Property with Right of Survivorship

the real property in the City of Simi Valley, County of Ventura, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: 5799 Nutwood Circle, Simi Valley, CA 93063

DATED: February 16, 2023

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 132300154

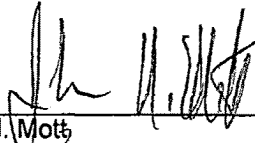
Escrow No.: 192635-MK

AP#: 650-0-291-245

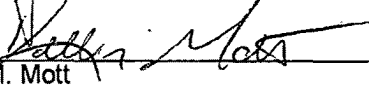
SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: February 16, 2023



John N. Mott



Kelly M. Mott

ACKNOWLEDGMENT

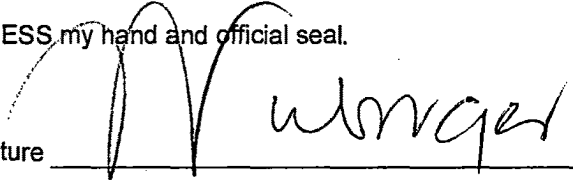
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF Ventura
On 2/21/23
before me, T. M. Vorburger
A Notary Public personally appeared
John N. Mott
Kelly M. Mott

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 

(Seal)

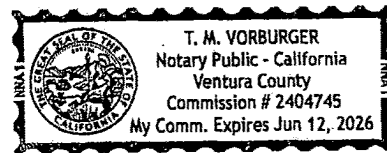


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 650-0-291-245

LOT 21 OF TRACT 2894, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 81, PAGES 78 THROUGH 80 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDERS OF SAID COUNTY.

EXCEPT ALL OIL, GAS MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER THE SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT TO ENTER THE SURFACE, OF SAID LAND, TO A DEPTH OF 550 FEET FOR THE REMOVAL OF SAID SUBSTANCES.