

DOC # 2023-0275507

09/18/2023 03:28 PM Fees: \$30.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

RECORDING REQUESTED BY:

Chicago Title Company

**MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:**

Scott Frausto

1428 Havenhurst Dr., Apt 1

Los Angeles, CA 90046

Escrow No.: 23-156250

Order No.: 7102307605

**This document was electronically submitted
to the County of Riverside for recording**

Received by: TERESA #134

APN: 502-023-016

TRA: 011-003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$363.00 CITY TAX \$0.00

computed on full value of property conveyed, or

computed on full value less liens and encumbrances remaining at time of sale,

Unincorporated area City of Palm Springs, and

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

Kelley Jo Lee, as Trustee of the Lee Family Trust Dated October 31, 2021,

hereby GRANT(S) to

Scott Frausto, a single man,

the following described real property in the City of Palm Springs, County of Riverside, State of California:

SEE ATTACHED EXHIBIT "A"

The property more commonly known as: 400 North Sunrise Way #116, Palm Springs, CA 92262

Dated: 8/18/23

Lee Family Trust dated October 13, 2021

By: [Signature]
Kelley Jo Lee, 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)
COUNTY OF Orange) SS.

On 8-18-23, before me, A. Kong, a Notary Public, personally appeared Kelley Jo Lee

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]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

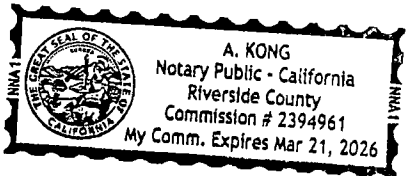


EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/144TH INTEREST IN AND TO (A) LOTS 1, 17 AND 18 OF ROYAL PALMS TRACT, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 30 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY CALIFORNIA, WHICH LOTS 1, 17 AND 18 INCLUDE LOTS A, B, AND C OF MAP ON FILE IN BOOK 5 PAGE 35 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, AND (B) LOTS 2, 3, 4, 14, 15 AND 16 OF ROYAL PALMS TRACT SHOWN BY MAP ON FILE IN BOOK 30 PAGE 21 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, WHICH LOTS 2, 3, 4, 14, 15 AND 16 ARE SHOWN AS PARCELS 1, 2, AND 3 AND LOTS A AND B BY MAP ON FILE IN BOOK 3 PAGE 16, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALL OF THE FOREGOING (OTHER THAN LOTS A, B AND C AS SHOWN BY SAID MAP ON FILE IN BOOK 3 PAGE 16) BEING SHOWN AS PARCEL 1 AND LOTS A, B AND C BY MAP ON FILE IN BOOK 5 PAGE 35, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPTING THEREFROM UNIT NUMBERS 101 THROUGH 172, INCLUSIVE AND 201 THROUGH 272 INCLUSIVE, AS SHOWN UPON THAT CERTAIN CONDOMINIUM PLAN RECORDED JULY 7, 1989 AS INSTRUMENT NO. 226947 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ALSO EXCEPTING THEREFROM THE EXCLUSIVE RIGHT AND EASEMENT TO ALL THOSE AREAS DESIGNATED AS PARKING SPACES AS SHOWN UPON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 2:

UNIT NUMBER 116 ALL AS SHOWN ON THE CONDOMINIUM PLAN ABOVE REFERRED TO.

PARCEL 3:

TOGETHER WITH THE EXCLUSIVE RIGHT AND EASEMENT IN AND TO THAT PORTION OF THE ABOVE-DESCRIBED LAND DESIGNATED AS PARKING SPACES NO. 55, ALL AS SHOWN AND DEFINED AS "LIMITED COMMON AREA" ON THE CONDOMINIUM PLAN ABOVE REFERRED TO, ALL AS APPURTENANCES TO PARCELS 1 AND 2 DESCRIBED ABOVE.

APN: 502-023-016