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RECORDING REQUESTED BY:  
Alliance Mutual Escrow, Inc.  
Order No.  
Escrow No. 17853HLY  
Parcel No. 939-28-244  
AND WHEN RECORDED MAIL TO:  
17821 CONTADOR DR.  
ROWLAND HEIGHTS, CA 91748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**INTERSPOUSAL TRANSFER GRANT DEED**

(Excluded from reappraisal under California Constitution Act 13 A 1.et.seq.)

DOCUMENTARY TRANSFER TAX SNONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation Code and Grantor(s) has (have) checked the applicable exclusion from reappraisal:

From One Spouse to the Other Spouse

"This conveyance establishes sole and separate property of a spouse, R & T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR  
**Kim Peng Lim, spouse of the grantee herein**

hereby GRANTS to Tracy Kuei Pan, a married woman as her sole and separate property

the real property in the City of Orange County of Orange, State of California:

See Exhibit "A" attached hereto and made a part hereof.

More commonly known as: 5130 East Henley Pl. Unit F, Orange, CA 92867

Exempt from fee per GC 27388.1(a) (2);  
recorded concurrently in connection with  
a transfer subject to the imposition  
of documentary transfer tax

Dated March 9, 2023

**Kim Peng Lim**

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 Los Angeles } s.s.

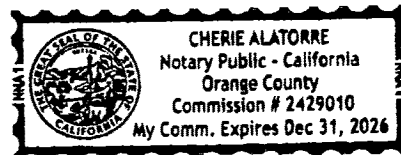
On March 10, 2023, before me, Cherie Alatorre, Notary Public,  
personally appeared Kim Peng Lim

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 Cherie Alatorre (Seal)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 939-28-244**

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

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/21ST INTEREST IN AND TO THAT PORTION OF LOT 1 OF TRACT NO. 14858, IN THE CITY OF ORANGE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 719, PAGES 31 AND 32 MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED ON THE CONDOMINIUM PLAN RECORDED MAY 2, 1996 AS INSTRUMENT NO. 19960221164 (THE "CONDOMINIUM PLAN") AS THE CONDOMINIUM COMMON AREA OF MODULE K.

EXCEPTING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME:

A. EXCEPT AS GRANTED HEREBY, EASEMENTS AND RIGHTS AS RESERVED TO GRANTOR AS DECLARANT AND OWNER IN THE DECLARATION, INCLUDING, WITHOUT LIMITATION, THE RESERVATION OF OIL, GAS AND MINERAL RIGHTS AND EASEMENTS FOR A COMMUNITY ANTENNA TELEVISION SYSTEM AND FOR CONSTRUCTION, DISPLAY, MAINTENANCE, SALES AND EXHIBIT PURPOSES. AS PROVIDED IN THE DECLARATION, THE RESERVATION FOR OIL, GAS AND MINERAL RIGHTS SHALL NOT RESERVE FOR THE BENEFIT OF THE EXERCISE OF SUCH RIGHTS;

B. EXCEPT AS GRANTED HEREBY, EXCLUSIVE USE COMMON AREA EASEMENTS FOR PARKING SPACES AND FOR INTERNAL AND EXTERNAL TELEPHONE WIRING OVER THAT PORTION OF THE COMMON AREA DESCRIBED ON THE CONDOMINIUM PLAN.

PARCEL 2:

UNIT NO. 148, AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN.

PARCEL 3:

EASEMENTS AND RIGHTS AS SET FORTH IN THE SECTIONS ENTITLED "EASEMENTS FOR OWNERS", "SUPPORT, SETTLEMENT AND ENCROACHMENT" AND "UTILITIES AND CABLE TELEVISION" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON JUNE 6, 1995 AS INSTRUMENT NO. 95-0238985 OF OFFICIAL RECORDS OF ORANGE COUNTY, CALIFORNIA, AND AMENDMENT THERETO RECORDED JUNE 23, 1995 AS INSTRUMENT NO. 95-0267261 OF OFFICIAL RECORDS (COLLECTIVELY, THE "DECLARATION"), AS IMPOSED BY THAT CERTAIN SUPPLEMENTARY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED MAY 3, 1996 AS INSTRUMENT NO. 1996-223755 OF SAID OFFICIAL RECORDS.