

DOC# 2023000062048

09/18/2023
Titles: 1 Pages: 3
08:00 AM
Total Fees: \$574.50
CERVANTD

RECORDING REQUESTED BY:
Chicago Title Company/Simpfile

**When Recorded Mail Document
and Tax Statement To:**
Francisco Leon and Mayet Leon
512 E. Bard Road
Oxnard, CA 93033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 132330183

APN/Parcel ID(s): 222-0-371-205

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$544.50 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 Oxnard**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Annette L. Morgan, an unmarried woman

hereby GRANT(S) to Francisco Leon and Mayet Leon, husband and wife as joint tenants

the following described real property in the City of Oxnard, County of Ventura, State of California:

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

PROPERTY COMMONLY KNOWN AS: 512 E. Bard Road, Oxnard, CA 93033

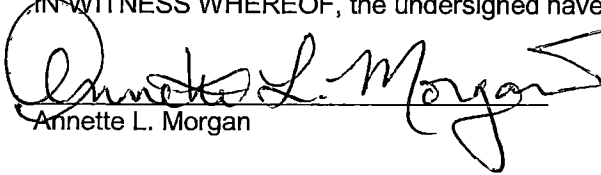
MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 222-0-371-205

Dated: August 11, 2023

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


Annette L. Morgan

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 August 16, 2023 before me, R. Viesca, Notary Public,
(here insert name and title of the officer)

personally appeared Annette L. Morgan,
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.

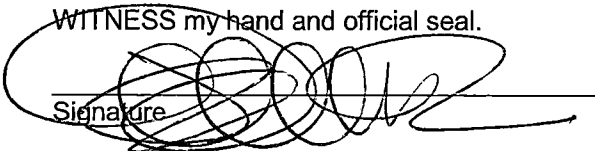

Signature



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 222-0-371-205

A CONDOMINIUM COMPRISED OF:

PARCEL 1:

(A) AN UNDIVIDED 1/45THS INTEREST IN AND TO PARCELS "B" AND "C" IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A PARCEL MAP FILED IN BOOK 28 PAGES 20 AND 21 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM THE FOLLOWING (A) AND (B):

(A) UNITS 22 THROUGH 66 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED MARCH 2, 1981 AS DOCUMENT 19200 OF OFFICIAL RECORDS.

(B) ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES AND THERMAL HEAT, IN OR UNDERLYING SAID LAND, WITHOUT, HOWEVER, THE RIGHT OF SURFACE ENTRY AND WITHOUT THE RIGHT OF ENTRY IN AND TO THE SUBSURFACE THEREOF, AT A DEPTH OF LESS THAN 500 FEET BENEATH THE SURFACE, AS GRANTED TO RWMCO, A CALIFORNIA CORPORATION, BY DEED RECORDED NOVEMBER 15, 1977 IN BOOK 4993 PAGE 57 OFFICIAL RECORDS.

PARCEL 2:

UNIT 65 AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN REFERRED TO ABOVE