

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000005620**

01/14/2022  
Titles: 1 Pages: 4  
12:29 PM  
Total Fees: \$804.00  
ESPEJEV

**RECORDING REQUESTED BY:**

Chicago Title *EPN*

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

Beatriz D. Salazar

1431 Sonata Drive  
Oxnard, CA 93030

Order No.: 132102047

Escrow No.: 23351

APN: 215-0-234-055

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX is \$781.00 CITY TAX \_\_\_\_\_

- 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 Oxnard, and

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

Celia P. Bagay, Trustee under the Celia P. Bagay Family Trust dated July 30, 2018

hereby GRANT(S) to

Beatriz D. Salazar , A Married Woman as Her Sole and Separate Property

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

**Commonly known as:** 1431 Sonata Drive, Oxnard, CA 93030

**COMPLETE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

Dated: December 14, 2021

Celia P. Bagay Family Trust dated July 30, 2018

*Celia P. Bagay* Trustee  
Celia P. Bagay, 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 Ventura  
COUNTY OF \_\_\_\_\_

} SS.

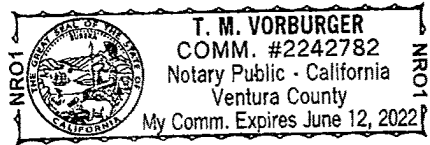
**T. M. Vorburger**

On 1/7/22, before me, \_\_\_\_\_ a Notary Public, personally appeared Celia P. Bagay, 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 *T. M. Vorburger*  
Notary Public



MAIL TAX STATEMENTS AS DIRECTED ABOVE

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 215-0-234-055**

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A CONDOMINIUM COMPRISED OF:

PARCEL 1: AN UNDIVIDED INTEREST IN COMMON AREA:

A ONE/FORTY-THIRD (1/43RD) UNDIVIDED FRACTIONAL FEE INTEREST AS A TENANT-IN-COMMON IN AND TO THE COMMON AREA AS SHOWN AND DESCRIBED ON THAT CERTAIN CONDOMINIUM PLAN RECORDED ON FEBRUARY 12, 2002 AS INSTRUMENT NO. 2002-34171 IN THE OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA (THE "CONDOMINIUM PLAN"). THE COMMON AREA CONSISTS OF A VOLUME OF AIRSPACE LOCATED ABOVE CONDOMINIUM LOTS 59, 61 AND 62 OF TRACT 5228-1, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, WHICH TRACT IS SHOWN ON A MAP RECORDED IN BOOK 144, AT PAGES 22 TO 26, INCLUSIVE OF MISCELLANEOUS RECORDS (MAPS), IN THE OFFICE OF THE COUNTY RECORDER FOR VENTURA COUNTY, CALIFORNIA.

PARCEL 2: THE CONDOMINIUM UNIT:

UNIT 24, AS SHOWN AND DESCRIBED ON THE ABOVE-REFERENCED CONDOMINIUM PLAN AND AS DEFINED IN THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR CANTABRIA AND CORONADO RECORDED ON FEBRUARY 12, 2002 AS INSTRUMENT NO. 2002-34172 IN THE OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, AS SAME MAY BE RESTATED OR AMENDED FROM TIME TO TIME (THE "DECLARATION").

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

1. ANY AND ALL REMAINING OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN, GEOTHERMAL STEAM AND ALL PRODUCTS DERIVED FROM ANY OF THE FOREGOING, THAT MAY BE WITHIN OR UNDER SAID PROPERTY, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND STORING IN AND REMOVING THE SAME FROM SAID PROPERTY OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LANDS OTHER THAN SAID PROPERTY, OIL OR GAS WELLS, TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF SAID PROPERTY, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF, AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, STORE, EXPLORE OR OPERATE THROUGH THE SURFACE OR UPPER 500 FEET OF THE SUBSURFACE OF SAID PROPERTY; AND

2. ANY AND ALL REMAINING WATER, WATER RIGHTS OR INTERESTS THEREIN APPURTENANT OR RELATING TO SAID PROPERTY OR OWNED OR USED BY GRANTOR IN CONNECTION WITH OR WITH RESPECT TO SAID PROPERTY (NO MATTER HOW ACQUIRED BY GRANTOR), WHETHER SUCH WATER RIGHTS SHALL BE RIPARIAN, OVERLYING, APPROPRIATIVE, LITTORAL, PERCOLATING, PRESCRIPTIVE, ADJUDICATED, STATUTORY OR CONTRACTUAL, TOGETHER WITH THE RIGHT AND POWER TO EXPLORE, DRILL, REDRILL, REMOVE AND STORE THE SAME FROM OR IN SAID PROPERTY OR TO DIVERT OR OTHERWISE UTILIZE SUCH WATER, RIGHTS OR INTERESTS ON ANY OTHER PROPERTY OWNED OR LEASED BY GRANTOR; BUT WITHOUT, HOWEVER, ANY RIGHT TO ENTER UPON THE SURFACE OF SAID PROPERTY IN THE EXERCISE OF SUCH RIGHTS.

**EXHIBIT "A"**  
Legal Description

ALSO EXCEPTING THEREFROM FOR THE BENEFIT OF GRANTOR, ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME AS FOLLOWS: NONEXCLUSIVE EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF UTILITIES AND RELATED FACILITIES (INCLUDING, BUT NOT LIMITED TO, ELECTRICAL, TELEPHONE, CABLE TELEVISION, GAS, WATER AND SEWER LINES, UTILITY METERS, STORM DRAINS, STREET LIGHTS, MAIL BOXES, FIRE HYDRANTS AND TRAFFIC SIGNS) AS SHOWN ON THE MAP OF TRACT 5228-1 OR OTHERWISE OF RECORD.

ALSO EXCEPTING THEREFROM FOR THE BENEFIT OF GRANTOR, AND ITS SUCCESSORS AND ASSIGNS, TOGETHER WITH THE RIGHT TO GRANT AND TRANSFER ALL OR A PORTION OF THE SAME AS FOLLOWS: EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, ENCROACHMENT, SUPPORT, DRAINAGE AND ALL OTHER PURPOSES AS SET FORTH IN THE DECLARATION.

ALSO EXCEPTING THEREFROM A NONEXCLUSIVE EASEMENT APPURTENANT TO AN ADJOINING CONDOMINIUM UNIT (THE "BENEFITED UNIT") ON, OVER AND ACROSS THAT CERTAIN SIDEYARD EASEMENT AREA LOCATED ON THE ABOVE-DESCRIBED CONDOMINIUM UNIT (THE "BURDENED UNIT") FOR THE MAINTENANCE AND REPAIR OF THE RESIDENTIAL WALL LOCATED ON THE BENEFITED UNIT, ALL AS MORE PARTICULARLY SET FORTH AND SHOWN AND DESCRIBED IN THAT CERTAIN SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, AND RESERVATION OF SIDEYARD EASEMENTS FOR CANTABRIA RECORDED ON FEBRUARY 12, 2002 AS INSTRUMENT NO. 2002 34173, IN THE OFFICIAL RECORDS OF VENTURA COUNTY, CALIFORNIA, AS SAME MAY BE RESTATED OR AMENDED FROM TIME TO TIME (THE "SUPPLEMENTAL DECLARATION"), IF APPLICABLE.

**PARCEL 3: NONEXCLUSIVE SIDEYARD EASEMENT:**

A NONEXCLUSIVE EASEMENT APPURTENANT TO THE ABOVE-DESCRIBED CONDOMINIUM UNIT (THE "BENEFITED UNIT") ON, OVER AND ACROSS THAT CERTAIN SIDEYARD EASEMENT AREA LOCATED ON AN ADJOINING CONDOMINIUM UNIT (THE "BURDENED UNIT") FOR THE MAINTENANCE AND REPAIR OF THE RESIDENTIAL WALL LOCATED ON THE BENEFITED UNIT, ALL AS MORE PARTICULARLY SET FORTH AND SHOWN AND DESCRIBED IN THE SUPPLEMENTAL DECLARATION, IF APPLICABLE.

**PARCEL 4: NONEXCLUSIVE EASEMENTS FOR ACCESS AND OTHER PURPOSES:**

NONEXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, ACCESS, MAINTENANCE, REPAIRS, DRAINAGE, ENCROACHMENT, SUPPORT, USE, ENJOYMENT AND FOR ALL OTHER PURPOSES AS SET FORTH IN THE DECLARATION AND SUPPLEMENTAL DECLARATION.

(PARCELS 1 THROUGH 4, INCLUSIVE, ARE HEREINAFTER COLLECTIVELY REFERRED TO AS THE "CONDOMINIUM ESTATE").