

PLEASE COMPLETE THIS INFORMATION

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:
Shien Tsai Jeng
3445 Santa Clara Circle
Costa Mesa, CA 92626

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



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2023000226969 2:50 pm 09/18/23
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Grant Deed

(Please fill in document title(s) on this line)

The document to which this page is affixed and made a part of is exempt from the fee imposed by the Building Homes & Jobs Act (SB 2-2017) (GC 27388.1)

Reason for exemption:

- Not related to real property - GC 27388.1 (a) (1)
- Recorded concurrently "in connection with" a transfer subject to the imposition of Documentary Transfer Tax - GC 27388.1 (a) (2)
- Transfer of real property that is a residential dwelling to an owner-occupier *or* recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier - GC 27388.1 (a) (2)
- Maximum \$225.00 fee per transaction reached (presented concurrently and are related to the same parties and same property) - GC 27388.1 (a) (1)

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)

**RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY**

Recording Requested By
Pure Logic Escrow, Inc.

**When Recorded Mail to
And Mail Tax Statements To**
Shien Tsai Jeng, Trustee of the Jeng Trust dated March
23, 2004
3445 Santa Clara Circle
Costa Mesa, CA 92626

Escrow Number: 23ONT-1853-CJ
Title Number: 58602304125
APN: 412-063-02
Property: 3445 Santa Clara Circle, Costa Mesa, CA 92626

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

GRANT DEED

**"This conveyance changes the manner in
which the title is held, Grantor(s) and
Grantee(s) remain the same and continue
to hold the same proportionate interest
R&T 11911."**

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax 0.00 City Tax is _____
 Computed on the full value of the interest or property conveyed;
_____ Computed on the full value less value of liens or encumbrances remaining at time of sale
_____ Unincorporated Area City of Costa Mesa

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shien Tsai Jeng as
successor trustee of the Jeng Trust dated March 23, 2004**

**hereby GRANT(S) to Shien Tsai Jeng, as Successor Trustee of the Jeng Trust dated March 23, 2004 as
amended and restated June 21, 2019**

all the following described real property in the County of Orange, State of California:

LOT 55 OF TRACT NO. 6638, IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS
PER MAP RECORDED IN BOOK 256, PAGES 5 AND 6 OF MISCELLANEOUS MAPS IN THE OFFICE OF THE
COUNTY RECORDER OF SAID COUNTY.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

DATED: September 8, 2023

Shien Tsai Jeng
Shien Tsai Jeng

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

On 09/13/2023 before me, DESIREE TANG, NOTARY PUBLIC (insert name and title of the officer),
personally appeared SHIEN TSAI JENG

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 [Handwritten Signature]

(Seal)

