



Electronically
Recorded in Official Records
San Bernardino County

RECORDING REQUESTED BY:
Chicago Title Company

Office of the Assessor-Recorder-Clerk

AND WHEN RECORDED MAIL TO:

DOC# 2022-0271088

Adan Belmontes

9636 Larkspur Drive
Fontana, CA 92335

08/05/2022
12:00 PM
SAN

14609

Titles: 1		Pages: 6
Fees		\$29.00
Taxes		\$176.00
CA SB2 Fee		\$0.00
Total		\$205.00

THIS SPACE FOR RECORDER'S USE ONLY:

Title Order No.: 7102210441
AP#: 0395-113-15, 16 and 17

Escrow No.: 163703-RG

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$165.00 *176.00*

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale.
- Unincorporated area City of Victorville **AND**

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

Moon S. Han and Soon H. Lee, Husband and Wife as Joint Tenants and Rak Hyun Jung, a Married Man, as his sole and separate property

hereby GRANT(s) to:

ACS General Contractor Inc., a California Corporation

the real property in the City of Victorville, County of San Bernardino, State of California, described as:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also Known as: Vacant Land / 3 Parcels (Tawney Ridge), Victorville, CA

DATED: July 18, 2022

**Signature Page attached hereto
and made a part hereof**

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE:

Title Order No.: 7102210441
and 17

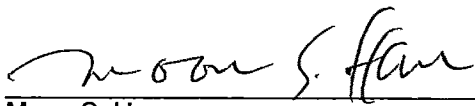
Escrow No.: 163703-RG

AP#: 0395-113-15, 16

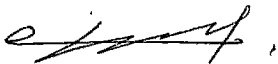
SIGNATURE PAGE

Title of Document: GRANT DEED

Date of Document: July 18, 2022



Moon S. Han



Soon H. Lee

Signed in Counterpart

Rak Hyun Jung

ACKNOWLEDGMENT

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 _____
On _____
before me, _____,
A Notary Public personally appeared

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 _____

(Seal)

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

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 San Bernardino)

On 7.30.2022 before me, Rachel Gordon, Notary Public,
(here insert name and title of the officer)

personally appeared Moon S. Han ; Soon H. 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 *Rachel Gordon*

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Grant Deed

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____ Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information	
Method of Signer Identification	
Proved to me on the basis of satisfactory evidence:	
<input type="radio"/> form(s) of identification <input type="radio"/> credible witness(es)	
Notarial event is detailed in notary journal on:	
Page # _____	Entry # _____
Notary contact: _____	
Other	
<input type="checkbox"/> Additional Signer(s)	<input type="checkbox"/> Signer(s) Thumbprint(s)
<input type="checkbox"/> _____	

Title Order No.: 7102210441
and 17

Escrow No.: 163703-RG

AP#: 0395-113-15, 16

SIGNATURE PAGE

Title of Document: GRANT DEED


Date of Document: July 18, 2022

Signed in Counterpart

Moon S. Han

Signed in Counterpart

Soon H. Lee



Rak Hyun Jung

ACKNOWLEDGMENT

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 August 2, 2022
before me, Ana Perez,
A Notary Public personally appeared
Rak Hyun Jung

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/hers/their authorized capacity(ies), and that by his/hers/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 

(Seal)

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 August 2, 2022 before me, Ana Perez, Notary Public
(Here insert name and title of the officer)

personally appeared Rak Hyun Jung

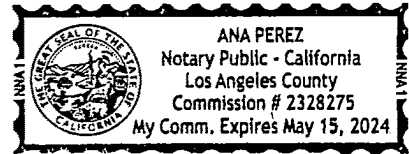
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), 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 of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0395-113-15-0-000, 0395-113-16-0-000 and 0395-113-17-0-000

Parcel 1: (APN: 0395-113-15-0-000)

Lot 51 Of Tract No. 4594, In The City Of Victorville, County Of San Bernardino, State Of California, As Per Plat Recorded In Book 70, Page 61 Through 65 Inclusive Of Maps In The Office Of The County Recorder Of Said County

Excepting Therefrom The Interest In 1/2 Of All Oil, Gas And Mineral Lying And Being More Than 200 Feet Below The Respective Present Surface Elevations Of The Above Described Property, Which Was Excepted In The Deed From Appleton Land, Water And Power Company N.K. Mendelsohn, Et Al., Recorded June 11, 1954 In Book 3400, Page 409, Which Deed Provided As Follows: "That Such Excepted Ownership Of Such 1/2 Interest In And To Such Oil, Gas And Minerals Does Not Include And Shall Not Be Construed To Include Any Right Of Entry Upon Any Part Of The Surface Of The Herein Described Property For The Purpose Of Exploration Development, Drilling, Storage Or Other Activity Ancillary To The Removal Of Such Oil, Gas Or Minerals."

Parcel 2: (APN: 0395-113-16-0-000)

Lot 37 Of Tract No. 4594, In The City Of Victorville, County Of San Bernardino, State Of California, As Per Plat Recorded In Book 70, Page 61 Through 65 Inclusive Of Maps In The Office Of The County Recorder Of Said County

Excepting Therefrom The Interest In 1/2 Of All Oil, Gas And Mineral Lying And Being More Than 200 Feet Below The Respective Present Surface Elevations Of The Above Described Property, Which Was Excepted In The Deed From Appleton Land, Water And Power Company N.K. Mendelsohn, Et Al., Recorded June 11, 1954 In Book 3400, Page 409, Which Deed Provided As Follows: "That Such Excepted Ownership Of Such 1/2 Interest In And To Such Oil, Gas And Minerals Does Not Include And Shall Not Be Construed To Include Any Right Of Entry Upon Any Part Of The Surface Of The Herein Described Property For The Purpose Of Exploration Development, Drilling, Storage Or Other Activity Ancillary To The Removal Of Such Oil, Gas Or Minerals."

Parcel 3: (APN: 0395-113-17-0-000)

Lot 36 Of Tract No. 4594, In The City Of Victorville, County Of San Bernardino, State Of California, As Per Plat Recorded In Book 70, Page 61 Through 65 Inclusive Of Maps In The Office Of The County Recorder Of Said County

Excepting Therefrom The Interest In 1/2 Of All Oil, Gas And Mineral Lying And Being More Than 200 Feet Below The Respective Present Surface Elevations Of The Above Described Property, Which Was Excepted In The Deed From Appleton Land, Water And Power Company N.K. Mendelsohn, Et Al., Recorded June 11, 1954 In Book 3400, Page 409, Which Deed Provided As Follows: "That Such Excepted Ownership Of Such 1/2 Interest In And To Such Oil, Gas And Minerals Does Not Include And Shall Not Be Construed To Include Any Right Of Entry Upon Any Part Of The Surface Of The Herein Described Property For The Purpose Of Exploration Development, Drilling, Storage Or Other Activity Ancillary To The Removal Of Such Oil, Gas Or Minerals."