

DOC # 2023-0274337

09/18/2023 08:23 AM Fees: \$34.00

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Recorded in Official Records

County of Riverside

Peter Aldana

Assessor-County Clerk-Recorder

This document was electronically submitted to the County of Riverside for recording
Received by: MARIA VICTORIA #411

RECORDING REQUESTED BY

CHICAGO TITLE 122360831 LA

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME **Robert Stanbrook**

STREET ADDRESS

504 Calle Malaguena

CITY, STATE &
ZIP CODE

San Clemente CA 92672

SPACE ABOVE FOR RECORDER'S USE ONLY

Substitution of Trustee and Full Reconveyance

Title of Document

Pursuant to Assembly Bill 1466 – Restrictive Covenant (GC Code Section 27388.2), effective January 1, 2022, a fee of two dollars (\$2) for recording the first page of every instrument, paper, or notice required or permitted by law to be recorded per each single transaction per parcel of real property, except those expressly exempted from payment of recording fees, as authorized by each county's board of supervisors and in accordance with applicable constitutional requirements.

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1(a)(2) and 27388.2 (b); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

**THIS COVER SHEET ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(\$3.00 Additional Recording Fee Applies)**

RECORDING REQUESTED BY:

Chicago Title Company

Escrow No.: 122360831

When Recorded Mail Document To:

Robert Stanbrook
504 Calle Malaguena
San Clemente, CA 92672

APN/Parcel ID(s): 302-260-076

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE

WHEREAS, Robert Stanbrook and Anne Stanbrook, Trustees of the Robert Stanbrook and Anne Stanbrook Family Trust dated September 28, 2004 was the original Trustor,

Commonwealth Land Title Company, a California Corporation the original Trustee, and

Ramona Expressway, LLC, a California limited liability company the Beneficiary,

under that certain Deed of Trust dated July 24, 2020 and recorded on July 24, 2020 as Instrument No. 2020-329429, Official Records of the County of Riverside, State of California, and

WHEREAS, the undersigned Beneficiary desires to substitute a new Trustee under said Deed of Trust in place and instead of Commonwealth Land Title Company, a California Corporation

now therefore, the undersigned hereby substitutes Ramona Expressway, LLC, a California limited liability company as Trustee under said Deed of Trust and Ramona Expressway, LLC, a California limited liability company as the substituted Trustee does hereby reconvey, without warranty, to the person or persons legally entitled thereto, the Estate now held thereunder.

Dated: September 12, 2023

BENEFICIARY/SUBSTITUTED TRUSTEE:

Ramona Expressway, LLC, a California limited liability company



Signature

By: Marwan Alabbasi
Print Name

Its: Managing Partner
Print Title

SUBSTITUTION OF TRUSTEE AND FULL RECONVEYANCE
(continued)

APN/Parcel ID(s): 302-260-076

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 Riverside

On September 12, 2023 before me, SA Willem, Notary Public,
(here insert name and title of the officer)

personally appeared Marwan Alabbasi,
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.

S. A. Willem
Signature

