

Recording Requested By
Chicago Title Company
Title Order No: 112310961
Escrow Number: 23-2289-CH



Electronically
Recorded in Official Records
San Bernardino County

Assessor-Recorder-County Clerk

DOC# 2023-0230920

When Recorded Mail to
And Mail Tax Statements To

Severino Guico
16656 Gresham St.
North Hills, CA. 91343

09/18/2023
03:04 PM
SAN
14311

Titles: 1 Pages: 2
Fees \$27.00
Taxes \$10.45
CA SB2 Fee \$0.00
Total \$37.45

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

0435 - 311-40

GRANT DEED

APN: 0435311400000

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax is \$ \$10.45 City Tax is \$ 0.00
 Computed on the full value of the interest or property conveyed; or
 Computed on the full value less value of liens or encumbrances remaining at time of sale
 Unincorporated Area City of ~~_____~~

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Muhammad Bhatti, and Nuzhat Bhatti, Husband and Wife, who acquired title as Muhammad Bhatti and Nuzhat.**

GRANT(s) to **Severino Guico** and **Maria Luisa Guico, Husband and Wife,**
as Joint Tenants.

the following described real property in the County of San Bernardino State of California:

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

More commonly known as: Ocotillo Way, Lucerne Valley, CA 92356

DATED: September 7, 2023

Muhammad Bhatti

Nuzhat Bhatti

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.

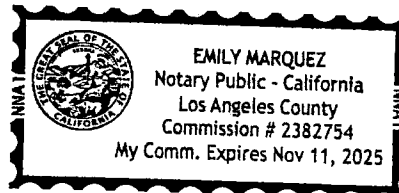
STATE OF CALIFORNIA
COUNTY OF Los Angeles

On this 8th day of September, 2023, before me, Emily Marquez, Notary Public, personally appeared **Muhammad Bhatti and Nuzhat Bhatti**, 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)



MAIL TAX STATEMENTS AS DIRECTED ABOVE

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 0435-311-40-0-000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWNSHIP 4 NORTH, RANGE 2 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.