

Mark A. Lunn  
Ventura County Clerk-Recorder

**RECORDING REQUESTED BY:**  
Chicago Title Company

**DOC# 2022000082219**

08/04/2022  
Titles: 1 Pages: 3  
01:17 PM  
Total Fees: \$1945.00  
REYELA

**When Recorded Mail Document  
and Tax Statement To:**  
Mariam Hatam  
25003 Jim Bridger Rd.  
Hidden Hills, CA 91302

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132210590

APN/Parcel ID(s): 188-0-087-085

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$1,925.00** and is computed on:  
 the full value of the interest or property conveyed.  
 the full value less the liens or encumbrances remaining thereon at the time of sale.

The property is located in  the **City of Oxnard**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,** Thomas Mark Danza and Jana Tracy Danza, Trustees of the Thomas & Jana Danza Family Trust of June 30, 2006, Sub-Trust "C"

**hereby GRANT(S) to** Mariam Hatam, a single person

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

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

**PROPERTY COMMONLY KNOWN AS:** 4532 Costa De Oro Avenue, Oxnard, CA 93035

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

Dated: July 11, 2022

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Thomas Mark Danza and Jana Tracy Danza, Trustees of the Thomas & Jana Danza Family Trust of June 30, 2006, Sub-Trust "C"

BY: Thomas Mark Danza  
Thomas Mark Danza, Trustee

BY: Jana Tracy Danza  
Jana Tracy Danza, 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  
County of Ventura

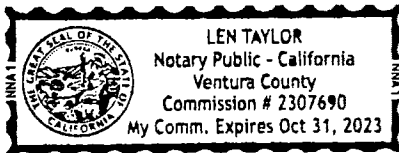
On July 11, 2022 before me, Len Taylor, Notary Public,  
(here insert name and title of the officer)

personally appeared Thomas Mark Danza and Jana Tracy Danza, 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 Len Taylor



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 188-0-087-085**

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PARCEL 1:

LOT 31 OF TRACT 2026-2, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGES 80 THROUGH 82, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS, HYDROCARBON SUBSTANCES AND OTHER MINERAL AND FISSIONABLE SUBSTANCES BUT WITHOUT THE RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND OR TO A DEPTH OF 500 FEET FROM THE SURFACE THEREOF FOR THE PURPOSE OF EXPLORING FOR, DRILLING, BORING, MARKETING OR REMOVING SUCH SUBSTANCES BUT WITH THE RIGHT TO PRODUCE AND TAKE SAID SUBSTANCES BY MEANS OF WELLS OR LOCATED ON OTHER LAND AND DIRECTIONALLY DRILLED INTO SAID PROPERTY BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND.

PARCEL 2:

AN EASEMENT TO BE KNOWN AS A "WHARFAGE EASEMENT" FOR BOAT SLIP AND DOCK PURPOSES AND FOR STORING AND KEEPING BOATS, YACHTS, AND WATERCRAFT AND FOR ALL PURPOSES INCIDENTAL THERETO, IN, OVER, UNDER AND ACROSS THAT CERTAIN AREA DESIGNATED AS 31-E ON THE MAP OF TRACT NO. 2026-2, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGES 80 THROUGH 82, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDING IN THIS GRANT ONLY AN UNDIVIDED ONE-HALF INTEREST IN ANY AND ALL IMPROVEMENTS LYING THEREIN, OR CONSTRUCTED THEREIN IN THE FUTURE PURSUANT TO THE PURPOSES OF THIS EASEMENT.

PARCEL 3:

AN EASEMENT TO BE KNOWN AS A LIMITED USE AND MAINTENANCE EASEMENT OVER THAT CERTAIN AREA DESIGNATED AS 32-E ON THE MAP OF THE TRACT NO. 2026-2, HEREINABOVE DESCRIBED, FOR COMMON USE TOGETHER WITH AN UNDIVIDED ONE-HALF OWNERSHIP OF ANY WHARFAGE STRUCTURES, WITHOUT HOWEVER, THE RIGHT TO DOCK, STORE OR KEEP BOATS, YACHTS AND WATERCRAFT THEREIN OR OTHERWISE USE THE WATER WITHIN THAT CERTAIN AREA DESIGNATED AS 32-E.