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20230619193



Pages:
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Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/18/23 AT 08:00AM

FEES:	31.00
TAXES:	951.50
OTHER:	0.00
<hr/>	
PAID:	982.50



LEADSHEET



202309180290008

00023777340



014279171

SEQ:
02

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

58602302931-02

RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY

RECORDING REQUESTED BY:

mail tax statements

AND WHEN RECORDED MAIL TO:

NAME Joseph and Elizary Gotto

STREET ADDRESS 26853 Cherry Willow

CITY STATE ZIP Santa Clarita, Ca 91387

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

ASSESSOR'S PARCEL NO: 2841-079-015

TITLE ORDER NO: 586023029.31

ESCROW NO: 6943-SH

City of Santa Clarita

The undersigned Grantor(s) declare(s) that the DOCUMENTARY TRANSFER TAX IS:
\$ 951.50 County, \$ 0 City of Santa Clarita
 computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale OR transfer is exempt from tax for the following reason:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Grantor/Seller Daniel Joseph Ruhkala and Julie Christine Ruhkala, husband and wife as joint tenants
hereby GRANT(S) to Joseph Gotto and Elizary Gotto, husband and wife as
Grantee/Buyer community property

all that real property situated in the city of Santa Clarita (name of city or unincorporated area)
County of Los Angeles, State of California, described as

LEGAL DESCRIPTION ATTACHED AND MADE A PART HEREOF

Exhibit A

Date: 9/7/2023

as her

Daniel Joseph Ruhkala by Morreale Real Estate
Services, Inc. by Kelly Sachwitz Attorney in Fact
Daniel Joseph Ruhkala by Morreale Real Estate Services, Inc., by Kelly Sachwitz, Attorney in Fact
Julie Christine Ruhkala by Morreale Real Estate
Services, Inc. by Kelly Sachwitz Attorney in Fact
Julie Christine Ruhkala by Morreale Real Estate Services, Inc., by Kelly Sachwitz, Attorney in Fact
n a s h e r

MAIL TAX STATEMENTS TO: mail statements per above

GOVERNMENT CODE 27361.7

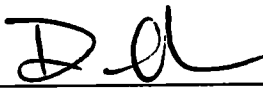
I CERTIFY UNDER PENALTY OF PERJURY THAT THOSE PORTIONS OF THE DOCUMENT WHICH ARE ILLEGIBLE TO WHICH THIS STATEMENT IS ATTACHED READS THE SAME AS ON THE FOLLOWING PAGE (S)

DANIEL JOSEPH RUHKALA BY MORREALE REAL ESTATE SERVICES INC BY KELLY SACHWITZ AS HIS ATTORNEY IN FACT

JULIE CHRISTINE RUHKALA BY MORREALE REAL ESTATE SERVICES INC BY KELLY SACHWITZ AS HER ATTORNEY IN FACT

PLACE OF EXECUTION: IRVINE, CA

DATE: 9/14/2023

BY:  _____

CHICAGO TITLE COMPANY/Deidra Cunningham

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 Illinois)
✓COUNTY OF DuPage) ss

On September 7, 2023 before me Michael L Slivka, Notary Public, personally appeared Kelly Sachwitz 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 executed the same in his/her authorized capacity(ies), and that by his/her 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~~ Illinois that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

✓ Signature [Handwritten Signature] (This is for official notary seal)

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 Illinois)
✓COUNTY OF DuPage) ss

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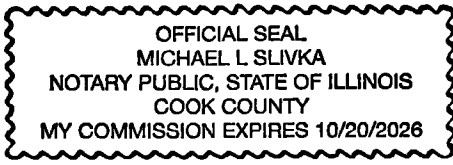


EXHIBIT A

Order No.: 58602302931

For APN/Parcel ID(s): 2841-079-015

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SANTA CLARITA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOT 15 OF TRACT NO. 52833, IN THE CITY OF SANTA CLARITA IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP THEREOF FILED IN THE BOOK 1365, PAGES 69 THROUGH 91, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, ASPHALTUM, PETROLEUM, NATURAL, GAS AND OTHER HYDROCARBONS AND ANY OTHER VALUABLE MINERAL SUBSTANCES AND PRODUCTS, AND ALL OTHER MINERALS, WHETHER OR NOT OF THE SAME CHARACTER HEREINBEFORE GENERALLY DESCRIBED, IN OR UNDER SAID LAND AND LYING AND BEING AT A VERTICAL DEPTH OF 500 OR MORE FEET BELOW THE PRESENT NATURAL SURFACE OF THE GROUND, BUT WITHOUT RIGHT OF ENTRY ON THE SURFACE OR WITHIN A VERTICAL DEPTH OF 500 FEET BELOW THE PRESENT SURFACE OF THE GROUND.