

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Laura Avila, Assessor-Recorder
Kern County Official Records

RC
3/17/2023
08:00 AM

Recorded Electronically by:
468 Chicago Title Company

DOC #: 223030560



Stat Types: 1	Pages: 2
FEES	16.00
TAXES	86.90
OTHER	.00
PAID	102.90

Name DAVID HOWARD KLYDE AND
LEILA SIDAWI KLYDE, ET AL
Street C/O VELUR PROPERTIES, LLC
Address P.O. BOX 56867
City SHERMAN OAKS, CA 91413
State
Zip

Title Order No. 112302830

Escrow No. V-26069

Space Above This Line for Recorder's Use

Grant Deed

13245S100

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$86.90

unincorporated area City of
Parcel No. 358-141-05-00-1, VACANT LAND

computed on full value of property conveyed, or

computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
VELUR PROPERTIES, LLC, a California Limited Liability Company.

hereby GRANT(s) to DAVID HOWARD KLYDE and LEILA SIDAWI KLYDE, husband and wife, as Joint Tenants, as to an undivided 75% interest; and JOSHUA DAVID KLYDE, a single man, as his sole and separate property, as to an undivided 25% interest. ALL AS TENANTS IN COMMON.

the following described real property in the unincorporated area, County of Kern, State of California:

SEE EXHIBIT "A" ATTACHED HERETO WHICH IS MADE A PART HEREOF.

Dated MAR 06, 2023

VELUR PROPERTIES, LLC,
a California Limited Liability Company

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 } S.S.

By:
Raymund Mangubat, Member

On MARCH 13, 2023 before me,

AARON KAPLAN, Notary Public
Here insert Name and Title of the Officer

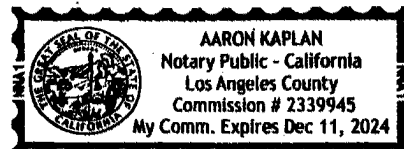
personally appeared RAYMUND MANGUBAT
Name(s) of Signor(s)

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 _____
Signature of Notary Public



(The area above is for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON THE FOLLOWING LINE; IF NO PARTY, THEN MAIL AS DIRECTED ABOVE

EXHIBIT "A"

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 NORTH, RANGE 14 WEST, SAN BERNARDINO BASE AND MERIDIAN, IN THE COUNTY OF KERN, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND, RECORDS OF KERN COUNTY, STATE OF CALIFORNIA.

EXCEPT THE INTEREST IN AND TO ALL MINERALS, MINERAL DEPOSITS, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES OF EVERY KIND AND CHARACTER CONTAINED IN OR UPON SAID LAND, EXCEPTED AND/OR RESERVED IN THE FOLLOWING INSTRUMENTS:

A) 50% OF ALL PETROLEUM, OIL, GAS AND OTHER HYDROCARBON SUBSTANCES AND MINERALS WITHIN OR UNDERLYING SAID LAND AS EXCEPTED IN DEED FROM L. G. HICKS AND GENEVA C. HICKS TO EDWARD GLICK, RECORDED JUNE 08, 1956 AS INSTRUMENT NO. 32777, IN BOOK 2619, PAGE 65, AND JUNE 08, 1956 AS INSTRUMENT NO. 32778, IN BOOK 2619, PAGE 66, BOTH OF OFFICIAL RECORDS.

B) AN UNDIVIDED ONE-FOURTH INTEREST IN ALL OIL, GAS OR OTHER HYDROCARBON SUBSTANCES AND MINERALS LYING WITHIN OR UNDER THE LAND AS DESCRIBED IN DEED FROM L. G. HICKS AND GENEVA C. HICKS TO IRVIN L. HELLEKSON AND MARTHA G. HELLEKSON, RECORDED OCTOBER 01, 1958 AS INSTRUMENT NO. 55119, IN BOOK 3014, PAGE 562 OF OFFICIAL RECORDS.

C) 25% INTEREST IN MINERAL RIGHTS AS DESCRIBED IN DEED FROM L. G. HICKS AND GENEVA C. HICKS TO THOMAS J. LUDOWITZ AND GLORIA J. LUDOWITZ, RECORDED NOVEMBER 22, 1963 AS INSTRUMENT NO. 72951, IN BOOK 3665, PAGE 416 OF OFFICIAL RECORDS.

D) DEED FROM BURTON ARRINGTON AND PATSY M. ARRINGTON TO SIERRA CENTURY CORPORATION, A CALIFORNIA CORPORATION, WHICH AMONG OTHER THINGS RECITES: "RESERVING UNTO THE GRANTOR 75% OF ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET WITHOUT THE RIGHT OF SURFACE ENTRY" RECORDED SEPTEMBER 26, 1985 AS INSTRUMENT NO. 034338, IN BOOK 5800, PAGE 2038 OF OFFICIAL RECORDS.

APN: 358-141-05-00-1

WAC