



Sep 18, 2023 04:34 PM

OFFICIAL RECORDS
JORDAN Z. MARKS,

SAN DIEGO COUNTY RECORDER
FEES: \$20.00 (SB2 Atkins: \$0.00)

PCOR: YES

PAGES: 3

RECORDING REQUESTED BY:

Chicago Title Company - SD
737230002873-PM

AND WHEN RECORDED
MAIL TO:

Arash Aghsani
13455 Lighthouse Way
San Diego, CA 92130

THIS SPACE FOR RECORDER'S USE

Quitclaim Deed

(Please fill in document title(s) on this line)

- 1 Exempt from fee per GC27388.1 due to being recorded in connection with concurrent transfer that is subject to the imposition of documentary transfer tax, or,
- 2 Exempt from fee per GC27388.1 due to being recorded in connection with a transfer that was subject to documentary transfer tax which was paid on document recorded previously on _____ (date*) as document number _____ of Official Records, or,
- 3 Exempt from fee per GC27388.1 due to the maximum fees being paid on documents in this transaction, or,
- 4 Exempt from fee per GC27388.1 due to the maximum fees having been paid on documents in the transaction(s) recorded previously on _____ (date*) as document number(s) _____ of Official Records, or,
- 5 Exempt from fee per GC27388.1, document transfers real property that is a residential dwelling to an owner-occupier, or, document is recorded in connection with concurrent transfer that is a residential dwelling to an owner-occupier, or,
- 6 Exempt from fee per GC27388.1 due to it being recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier. The recorded document transferring the dwelling to the owner-occupier was recorded on _____ (date*) as document number(s) _____
- 7 Exempt from fee per GC27388.1 due to being executed or recorded by the federal government in accordance with the Uniform Federal Lien Registration Act, by the state, or any county, municipality or other political subdivision of the state, or,
- 8 Exempt from the fee per GC 27388.1 (a) (1); Not related to real property, or,
- 9 Exempt from fee under GC27388.1 for the following reasons:

THIS PAGE ADDED TO PROVIDE SENATE BILL 2 EXEMPTION INFORMATION
(Additional recording fee applies)

Recording Requested By
Chicago Title -SD

When Recorded Mail to
And Mail Tax Statements To
Arash Aghsani
13455 Lighthouse Way
San Diego, CA 92130

Escrow Number: 320-936-LL
Title Number: 73723002873

APN: 298-073-13-00 ✓

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

Property: 147 South Rios Avenue, Solana Beach, CA 92075

QUITCLAIM DEED

The undersigned Grantor(s) Declare(s):
Documentary Transfer Tax is \$ 0.00 Interspousal

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 Solana Beach

"This conveyance establishes sole and separate property of a spouse, R&T 11911."

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Sara Refahi, Spouse of Grantee herein

hereby remise(s), release(s) and forever quitclaim(s) to
Arash Aghsani, a married man, as his sole and separate property

the following described real property in the City of Solana Beach, County of San Diego, State of California:

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

DATED: September 14, 2023


Sara Refahi

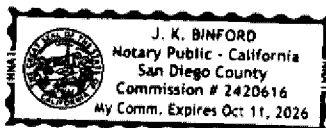
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California
COUNTY OF San Diego

On this 14th day of September, 2023, before me, JK Binford, Notary Public, personally appeared, Sara Refahi, 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.

 (seal)
Signature



MAIL TAX STATEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN, MAIL AS SHOWN ABOVE.

EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 298-073-13-00

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

THE SOUTHERLY 66.75 FEET OF THE NORTHERLY 133.25 FEET OF LOT 7, BLOCK 10, SOLANA BEACH, IN THE CITY OF SOLANA BEACH, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 1749, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 5, 1923.