

# CHICAGO TITLE

Recording Requested By  
Exclusive Properties Escrow

When Recorded Mail to  
And Mail Tax Statements To  
Julio Cardenas and Adriana Gutierrez  
10714 Citrus Drive  
Moorpark, CA 93021

Escrow Number: 5415-AG-22  
Title Number: 132200811

APN: 505-0-090-035  
Property: 10714 Citrus Drive, Moorpark, CA 93021

Electronically Recorded in Official Records  
County of Ventura County

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000081936**

08/04/2022  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$1240.00  
HERND

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$1,210.00 City Tax is ~~7~~ 0

Computed on the full value of the interest or property conveyed;

Computed on the full value less value of liens or encumbrances remaining at time of sale

Unincorporated Area  City of Moorpark

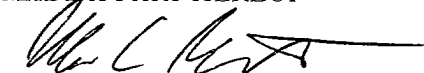
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Robert L. Martin and Audrey F. Martin, husband and wife, as joint tenants**

hereby **GRANT(S)** to **Julio Cardenas, an unmarried man and Adriana Gutierrez, an unmarried woman, as joint tenants**

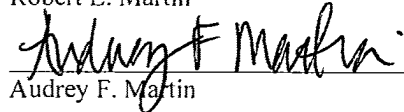
all the following described real property in the County of Ventura, State of California:

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

DATED: July 11, 2022



Robert L. Martin



Audrey F. Martin

Audrey F. Martin

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

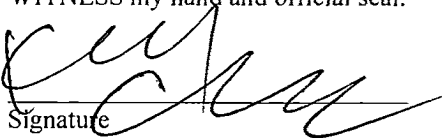
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF VENTURA

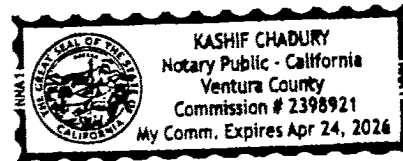
On this 16 day of July, 2022, before me, Kashif Chadury, Notary Public, personally appeared Robert L. Martin and Audrey F. Martin, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he~~/~~she~~/they 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)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 505-0-090-035**

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LOT 190 OF BLOCK "A", MOORPARK HOME ACRES, IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 20, PAGE(S) 3, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THE EASTERLY 221.41 FEET MEASURED ALONG THE NORTHERLY LINE OF SAID LOT 190.