

Mark A. Lunn
Ventura County Clerk-Recorder

DOC# 2022000057200

05/13/2022
Titles: 1 Pages: 4
08:00 AM
Total Fees: \$878.80
ESPEJEV

RECORDING REQUESTED BY:
Chicago Title Company *lepn*

**When Recorded Mail Document
and Tax Statement To:**

Cheryl I. Kautzky
This is it Family Trust dated June 17, 2014
35515 Wyse Road
Agua Dulce, CA 91390

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132230227

APN/Parcel ID(s): 179-0-086-115

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$855.80 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,

Marifrances Pasquale, Administrator for the Estate of Nui Sumiko Raymond, pursuant to Case No.
56-2022--00562472-PR-PW-OXN

hereby GRANT(S) to

Cheryl I. Kautzky, trustee of This is it Family Trust dated June 17, 2014

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: 2044 Patricia Street, Oxnard, CA 93036

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 179-0-086-115

Dated: May 10, 2022

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

Estate of Nui Sumiko Raymond, pursuant to Case No 56-2022--00562472-PR-PW-OXN

BY: *Marifrances Pasquale*
Marifrances Pasquale
Administrator

GRANT DEED
(continued)

APN/Parcel ID(s): 179-0-086-115

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 New Jersey
County of Gloucester

On May 11, 2022 before me, Kathy R Rhode, Notary Public,
(here insert name and title of the officer)

personally appeared Marifrances Pasquale,
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.

Kathy R Rhode
Signature Kathy R Rhode

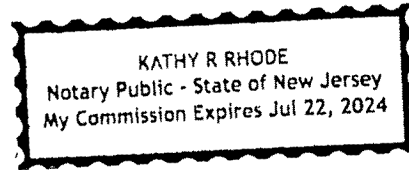


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 179-0-086-115

LOT 135, TRACT NO. 1807-4, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGES 93 AND 94 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES BELOW A DEPTH OF 500 FEET, WITHOUT RIGHTS OF SURFACE ENTRY, AS RESERVED IN INSTRUMENTS OF RECORD.