

RECORDING REQUESTED BY:
Chicago Title Company

DOC# 2023000062313

09/18/2023
Titles: 1 Pages: 3
11:46 AM
Total Fees: \$1043.00
ESPEJEV

**When Recorded Mail Document
and Tax Statement To:**
Cirino Reyes Zarate and Maria Luis Ruiz
12220 Cotharin Rd.
Malibu, CA 90265

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: OXN-01036

APN/Parcel ID(s): 090-0-132-325

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$1,023.00 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 Ventura**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Mark De Leon, Successor Trustee of the Robert T. De Leon Trust dated October 3, 2002,

hereby GRANT(S) to Cirino Reyes Zarate and Maria Luis Ruiz, husband and wife as community property with right of survivorship

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

For APN/Parcel ID(s): 090-0-132-325

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PROPERTY COMMONLY KNOWN AS: 11393 Azahar St, Ventura, CA 93004-3306

See legal description attached hereto and
made a part of here of as exhibit "A"


GRANT DEED
(continued)

APN/Parcel ID(s): 090-0-132-325

Dated: August 2, 2023

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

Mark De Leon, Successor Trustee of the Robert T. De Leon Trust dated October 3, 2002

BY: 
Mark De Leon, Successor Trustee

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 Ca.
County of Ventura

On 8-2-2023 before me, R. Holden, Notary Public,
(here insert name and title of the officer)

personally appeared Mark De Leon,
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 _____

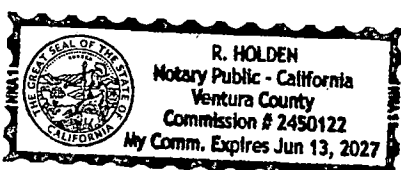


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 090-0-132-325

LOTS 31 AND 32 IN BLOCK 44 AS THE SAME ARE DESIGNATED AND DELINEATED UPON THE MAP ENTITLED "AMENDED MAP OF TOWN OF SATICOY", IN THE COUNTY OF VENTURA, STATE OF CALIFORNIA, SAID MAP BEING RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID VENTURA COUNTY IN BOOK 5, MISCELLANEOUS RECORDS (MAPS) AT PAGE 36 ALSO SHOWN AS PARCEL A ON PARCEL MAP WAIVER MERGER RECORDED JULY 31, 2001 AS INSTRUMENT NO. 2001-0147898 OF OFFICIAL RECORDS

EXCLUDING UNTO GRANTOR HEREIN ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN OR UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM SURFACE THEREOF WITHOUT THE RIGHT TO ENTER THE SURFACE TO EXTRACT THE SAME.