

RECORDING REQUESTED BY:
Chicago Title Company

DOC# 2023000062321

09/18/2023
Titles: 1 Pages: 3
12:07 PM
Total Fees: \$891.20
ESPEJEV

**When Recorded Mail Document
and Tax Statement To:**
Ruben Gonzalez
1024 Denver Place
Oxnard, CA 93033

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 132330257

APN/Parcel ID(s): 221-0-052-125

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
 The documentary transfer tax is \$871.20 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, Jamfred, LLC

hereby GRANT(S) to Ruben Gonzalez, a single man

and Benito C. Gonzalez and Maria Belen Gonzalez, husband and wife, all as joint tenants

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: 1024 Denver Place, Oxnard, CA 93033

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

APN/Parcel ID(s): 221-0-052-125

Dated: September 12, 2023

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

Jamfred, LLC

BY: [Signature]
Alvaro Hernandez, Manager

BY: [Signature]
Connie Hernandez, Manager

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 September 12, 2023 before me, R. Viesca, Notary Public,
(here insert name and title of the officer)

personally appeared Alvaro Hernandez and Connie Hernandez, 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

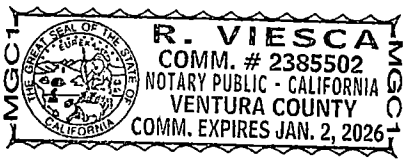


EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 221-0-052-125

LOT 90 OF TRACT NO. 1570-2, IN THE CITY OF OXNARD, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGES 91 THROUGH 93 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS, AND OTHER HYDROCARBON SUBSTANCES LYING BELOW A DEPTH OF 500 FEET, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEEDS OF RECORD.