

RECORDING REQUESTED BY:

Chicago Title Company

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

Benitez Ramona Express Way LLC
26900 Newport Road, Suite 117, 117
Menifee, CA 92584

**This document was electronically submitted
to the County of Riverside for recording**
Received by: MARIA VICTORIA #411

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow No.: 122360831

APN/Parcel ID(s): 302-260-076

TRA 008-224

GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.
- The documentary transfer tax is \$1,650.00** 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 Perris**.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Robert Stanbrook, Trustee of the Robert Stanbrook Survivor's Trust created on December 6, 2020

hereby GRANT(S) to Benitez Ramona Express Way LLC, a California Limited Liability Company.

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

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

PROPERTY COMMONLY KNOWN AS: Approximately 1.26 Acres of Vacant Land APN 302-260-076, Perris, CA 92571

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED

(continued)

APN/Parcel ID(s): 302-260-076

Dated: September 12, 2023

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

The Robert Stanbrook Survivor's Trust created on December 6, 2020

BY: Robert Stanbrook
Robert Stanbrook, 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 CALIFORNIA

County of ORANGE

On SEPTEMBER 14TH, 2023 before me, JAMES GARCIA, Notary Public,
(here insert name and title of the officer)

personally appeared ROBERT STANBROOK,
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 [Handwritten Signature]

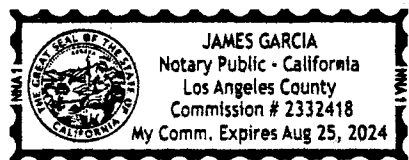


EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 302-260-076

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS: PARCEL 5 OF PARCEL MAP NO. 31677, IN THE CITY OF PERRIS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 225, PAGES 58 AND 59 OF PARCEL MAPS, INCLUSIVE, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.