

RECORDING REQUESTED BY:
CHICAGO TITLE COMPANY

WHEN RECORDED MAIL DOCUMENT AND TAX
STATEMENT TO:

NATHAN NGUYEN
4 BELLFLOWER #20
IRVINE, CA 92604

APN: 934-440-86
TITLE ORDER NO.: 58602204162
ESCROW NO.: 8683-MK
TRA#

Recorded in Official Records, Orange County
Hugh Nguyen, Clerk-Recorder



10.00

* \$ R 0 0 1 3 8 0 8 3 0 7 \$ *

2022000224159 8:00 am 06/23/22

227 RW9A G02 2 26

434.50 434.50 0.00 0.00 3.00 0.00 0.000.000.00 0.00

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$ 869.00 County**
 Unincorporated area City of **IRVINE**
XX computed on the full value of the interest of property conveyed, or
 computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.
 OR transfer is EXEMPT from tax for the following reason:

THE UNDERSIGNED

Signature of declarant or agent determining tax

Firm Name

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, PATRICIA C. SANDBERG, TRUSTEE OF THE SANDBERG FAMILY TRUST DATED APRIL 8, 1986

HEREBY GRANT(S) to NATHAN NGUYEN A SINGLE MAN AND TIFFANY CHEUNG A SINGLE WOMAN AS JOINT TENANTS

All that real property situated in the City of IRVINE, County of ORANGE, State of California, described as:
PLEASE SEE ATTACHED EXHIBIT "A" FOR A COMPLETE LEGAL DESCRIPTION.

Commonly Known As: 4 BELLFLOWER #20, IRVINE, CA 92604

June 7, 2022

THE SANDBERG FAMILY TRUST DATED APRIL 8, 1986

By: Patricia C. Sandberg, Trustee
PATRICIA C. SANDBERG, 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 6.7.22, before me, M. Kramer, a Notary Public
personally appeared Patricia C. Sandberg

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)

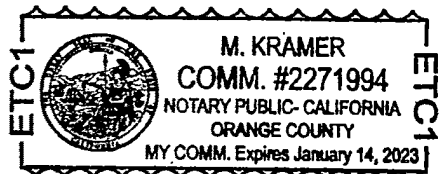


EXHIBIT A

Order No.: 58602204162

For APN/Parcel ID(s): 934-44-086

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

THOSE PORTIONS OF LOT 5 OF TRACT NO. 8693, IN THE CITY OF IRVINE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 358, PAGES 30 AND 31 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 1:

UNIT NO. 20 AS SHOWN AND DESCRIBED IN THE CONDOMINIUM PLAN RECORDED ON AUGUST 21, 1975, IN BOOK 11490, PAGE 57 OF OFFICIAL RECORDS OF SAID COUNTY.

PARCEL 2:

AN UNDIVIDED ONE FIFTY-SEVENTH (1/57TH) INTEREST AS A TENANT IN COMMON IN THE FEE INTEREST IN AND TO THE COMMON AREA OF SAID LOT AND TRACT AS SUCH TERMS DEFINED IN THE ARTICLE ENTITLED "DEFINITIONS" OF THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON DECEMBER 8, 1975 IN BOOK 11589, PAGE 377 OF OFFICIAL RECORDS OF SAID COUNTY ("DECLARATION") AND ANY AMENDMENTS THERETO.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE THEREOF, BUT WITH NO RIGHT OF SURFACE ENTRY, AS PROVIDED IN DEED(S) RECORDED IN BOOK 11719, PAGE 1416, OFFICIAL RECORDS.

PARCEL 3:

NON-EXCLUSIVE EASEMENTS FOR ACCESS, INGRESS, EGRESS, ENCROACHMENT, SUPPORT AND FOR OTHER PURPOSES, ALL AS SUCH EASEMENTS ARE RESERVED FOR THE BENEFIT OF OR GRANTED TO OWNERS IN THE ARTICLE OF THE DECLARATION ENTITLED "EASEMENTS".

PARCEL 4:

NON-EXCLUSIVE EASEMENTS FOR UTILITY AND OTHER PURPOSES AS SUCH EASEMENTS ARE RESERVED FOR THE BENEFIT OF OR GRANTED TO OWNERS IN THE ARTICLE ENTITLED "EASEMENTS" IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED ON AUGUST 5, 1974 IN BOOK 11213, PAGE 186 OF OFFICIAL RECORDS OF SAID COUNTY. (THE "MASTER DECLARATION") AND ANY AMENDMENTS THERETO.