

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000082606**

08/05/2022  
Titles: 1 Pages: 3  
01:14 PM  
Total Fees: \$848.50  
VALENZRY

**RECORDING REQUESTED BY:**  
Chicago Title Company

**When Recorded Mail Document  
and Tax Statement To:**  
Candace E. Lemus and Shawn M.  
Lemus-Valdivia  
3981 Georgia Street  
Ventura, CA 93003

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132210515  
**APN/Parcel ID(s):** 079-0-142-080

## GRANT DEED

**The undersigned grantor(s) declare(s)**

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$808.50** 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,** Chen Tsair Wang, Jr. and Feni Wang, husband and wife as joint tenants

**hereby GRANT(S) to** Candace E. Lemus and Shawn M. Lemus-Valdivia, wife and husband and Ismael Medina Gomez and Teresa Lemus Gomez, husband and wife, all as joint tenants

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

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

**PROPERTY COMMONLY KNOWN AS:** 3981 Georgia Street, Ventura, CA 93003

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 079-0-142-080

Dated: June 13, 2022

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

*[Signature]*  
Chen Tsair Wang, Jr.

*[Signature]*  
Feni Wang

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

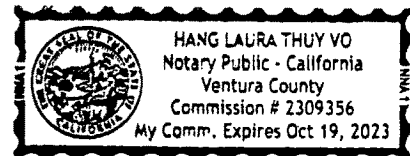
County of Ventura

On 6/14/2022 before me, Hang Laura Thuy Vo, Notary Public,  
(here insert name and title of the officer)

personally appeared Chen Tsair Wang Jr & Feni Wang,  
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): 079-0-142-080**

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LOT 131 OF WALNUT PARK, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 22, PAGES 74 THROUGH 78, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.