

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000057169**

05/13/2022  
Titles: 1 Pages: 4  
08:00 AM  
Total Fees: \$573.00  
ESPEJEV

**RECORDING REQUESTED BY:**  
Chicago Title Company *KPN*

**When Recorded Mail Document  
and Tax Statement To:**  
Ben Cabrera and Laurie Miller  
669 Kickapoo Dr  
Ventura, CA 93001

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**Escrow Order No.:** 132240102

**APN/Parcel ID(s):** 153-0-250-495

## GRANT DEED

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

- This transfer is exempt from the documentary transfer tax.  
 **The documentary transfer tax is \$550.00** 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 Camarillo**.

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**

Edgar L. Sutton, Trustee of the Edgar Sutton Trust, dated March 16, 1994

**hereby GRANT(S) to**

Benjamin Cabrera, a single man and Laurie Miller, a widow, as Joint Tenants

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

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

**PROPERTY COMMONLY KNOWN AS:** 2803 Antonio Drive #301, Camarillo, CA 93010

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 153-0-250-495

Dated: May 2, 2022

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

Edgar L. Sutton, Trustee of the Edgar Sutton Trust, dated March 16, 1994

BY: Edgar L. Sutton TRUSTEE  
Edgar L. Sutton  
Trustee  
Edgar L. Sutton  
aka Edgar Lee Sutton

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 153-0-250-495

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

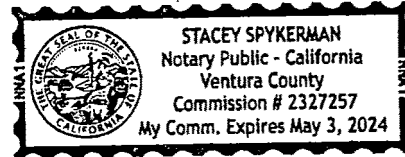
On May 6, 2022 before me, Stacey Spykerman, Notary Public,  
(here insert name and title of the officer)

personally appeared Edgar Lee Sutton,  
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): 153-0-250-495**

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A CONDOMINIUM COMPRISED OF:

PARCEL 1:

AN UNDIVIDED 1/54TH INTEREST IN LOT 2 OF TRACT NO. 4866, IN THE CITY OF CAMARILLO, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 128, PAGES 35 AND 36 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM CONDOMINIUM UNITS 3A-101 THROUGH 3A-112, INCLUSIVE 3A-201 THROUGH 3A-212, INCLUSIVE, 3A-301 THROUGH 3A-312, INCLUSIVE, 4A-101 THROUGH 4A-106, INCLUSIVE, 4A-201 THROUGH 4A-206, INCLUSIVE, AND 4A-301 THROUGH 4A-306 ALL INCLUSIVE AS SHOWN AND DEFINED ON THE CONDOMINIUM PLAN RECORDED AUGUST 29, 1996 AS INSTRUMENT NO. 96-118788, OFFICIAL RECORDS.

ALSO EXCEPT ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES LYING OR FLOWING BENEATH THE SURFACE OF SAID LAND AND THE RIGHT OF DEVELOPING AND EXTRACTING OIL, GAS AND OTHER HYDROCARBON SUBSTANCES THEREFROM, AS RESERVED BY METZER AND COMPANY OF CALIFORNIA, RECORDED MARCH 22, 1944, IN BOOK 688, PAGE 482, OFFICIAL RECORDS.

ALSO EXCEPT ALL PIPE LINES AND WATER CONDUITS THAT NOW EXIST UPON SAID LAND OR THAT MAY HEREAFTER BE LAID OR CONSTRUCTED THEREON, AS CONVEYED TO PLEASANT VAILEY MUTUAL WATER COMPANY, BY DEED DATED MARCH 14, 1934, RECORDED MARCH 26, 1937 IN BOOK 443, PAGE 315 OF OFFICIAL RECORDS AND IN THE DEED DATED MARCH 14, 1934, RECORDED MARCH 26, 1937 IN BOOK 521, PAGE 48 OF OFFICIAL RECORDS.

PARCEL 2:

UNIT 4A-301, AS SHOWN AN DEFINED ON SAID CONDOMINIUM PLAN ABOVE MENTIONED.