

# CHICAGO TITLE

Recording Requested By  
Exclusive Properties Escrow

When Recorded Mail to  
And Mail Tax Statements To  
Manoj Kumar Verma and Reenal Dave  
413 Vineyard Drive  
Simi Valley Ca 93065

Escrow Number: 5600-AG-23  
Title Number: 132300537-KN

APN: 596-0-300-025  
Property: 413 Vineyard Drive, Simi Valley, CA 93065

Electronically Recorded in Official Records  
County of Ventura

Michelle Ascencion  
Ventura County Clerk-Recorder

DOC# 2023000062052

09/18/2023  
Titles: 1 Pages: 3  
08:00 AM  
Total Fees: \$1928.50  
CERVANTD

SPACE ABOVE IS RESERVED FOR RECORDER'S USE

## GRANT DEED

The undersigned Grantor(s) Declare(s):

Documentary Transfer Tax \$1,908.50 City Tax is \_\_\_\_\_

Computed on the full value of the interest or property conveyed;

\_\_\_\_\_ Computed on the full value less value of liens or encumbrances remaining at time of sale

\_\_\_\_\_ Unincorporated Area  City of Simi Valley

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Jim V. Capaldi, in Trust as Trustee, under The Jim V. Capaldi Trust dated June 14, 2018**

hereby **GRANT(S)** to **Manoj Verma and Reenal Dave, Trustees of The Manoj Verma and Reenal Dave Revocable Living Trust dated September 2, 2023.**

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

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

DATED: August 15, 2023

The Jim V. Capaldi Trust dated June 14, 2018

By: Jim V. Capaldi  
Jim V. Capaldi, Trustee

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Grant Deed

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

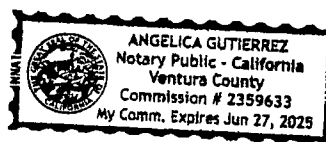
On this 31<sup>st</sup> day of August, 2023, before me, Angelica Gutierrez, Notary Public, personally appeared Jim V. Capaldi, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed 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.

Angelica Gutierrez  
Signature

(SEAL)



**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 596-0-300-025**

---

LOT 626 OF TRACT NO. 4583-16, IN THE CITY OF SIMI VALLEY, COUNTY OF VENTURA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 140, PAGES 75 THROUGH 86 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.