

Mark A. Lunn  
Ventura County Clerk-Recorder

**DOC# 2022000005233**

01/14/2022  
Titles: 1 Pages: 4  
08:00 AM  
Total Fees: \$2534.85  
VALENZRY

RECORDING REQUESTED BY:  
Chicago Title Company *NEPN*

When Recorded Mail Document  
and Tax Statement To:  
Carlos Siderman  
1001 Wilshire Boulevard LLC  
1001 Wilshire Blvd.,  
Los Angeles, CA 90017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: 132130970

Exempt from fee per GC 27388.1(a)(2); This document is a transfer that is subject to  
Documentary Transfer Tax.

APN/Parcel ID(s): 081-0-082-080

### GRANT DEED

The undersigned grantor(s) declare(s)

- This transfer is exempt from the documentary transfer tax.  
 The documentary transfer tax is \$2,511.85 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,

Devin M. LaFrance and Theresa A. LaFrance, Trustees of The LaFrance Family Trust dated January 28, 2017, to be held as the separate property of Devin M. LaFrance, and Aaron LaFrance, an unmarried man as his sole and separate property

hereby GRANT(S) to

1001 Wilshire Boulevard LLC, a California limited liability company

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: 1235 New Bedford Court, Ventura, CA 93001

**MAIL TAX STATEMENTS AS DIRECTED ABOVE**

**GRANT DEED**  
(continued)

APN/Parcel ID(s): 081-0-082-080

Dated: December 17, 2021

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

LaFrance Family Trust dated January 28, 2017, to be held as the separate property of Devin M. LaFrance

BY: [Signature]  
Devin M. LaFrance  
Trustee

BY: [Signature]  
Theresa A. LaFrance  
Trustee

[Signature]  
Aaron LaFrance

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

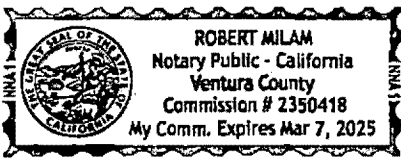
County of LOS ANGELES

On 1-10-2022 before me, ROBERT MILAM, Notary Public,  
(here insert name and title of the officer)

personally appeared DEVIN M LAFRANCE & THERESA A. LAFRANCE,  
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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**



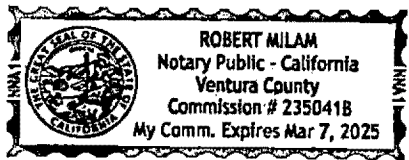
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of LOS ANGELES )  
On 1-11-2022 before me, ROBERT MILAM NOTARY PUBLIC  
Date Here Insert Name and Title of the Officer  
personally appeared AARON LAFRANCE  
Name(s) of Signer(s)

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]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT DEED  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 081-0-082-080**

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LOT 740, PIERPONT BAY NO. 2, IN THE CITY OF VENTURA, COUNTY OF VENTURA, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF RECORDED IN BOOK 15, PAGE 26 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.